GREATER VANCOUVER KEY FACTS

A Statistical Profile of Greater Vancouver, Canada

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Preface

This collection of statistical information has been prepared as a supplement to the Greater Vancouver Regional District (GVRD) publication ***Vancouver Perspectives: A Business and Investment Guide to Greater Vancouver, Canada.*** The data we have selected provide a benchmark for gauging the growth and change evident in our metropolitan community.

Greater Vancouver Key Facts is updated in June and December of each year. Check with the Development Services Department to ensure that you have the most up-to-date edition.

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Although every effort has been made to ensure the accuracy and completeness of this document, the authors cannot be held liable for errors or omissions. If errors are called to the attention of the authors, corrections will be made in future editions.

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THE GREATER VANCOUVER METROPOLITAN AREA

The Greater Vancouver Metropolitan Area

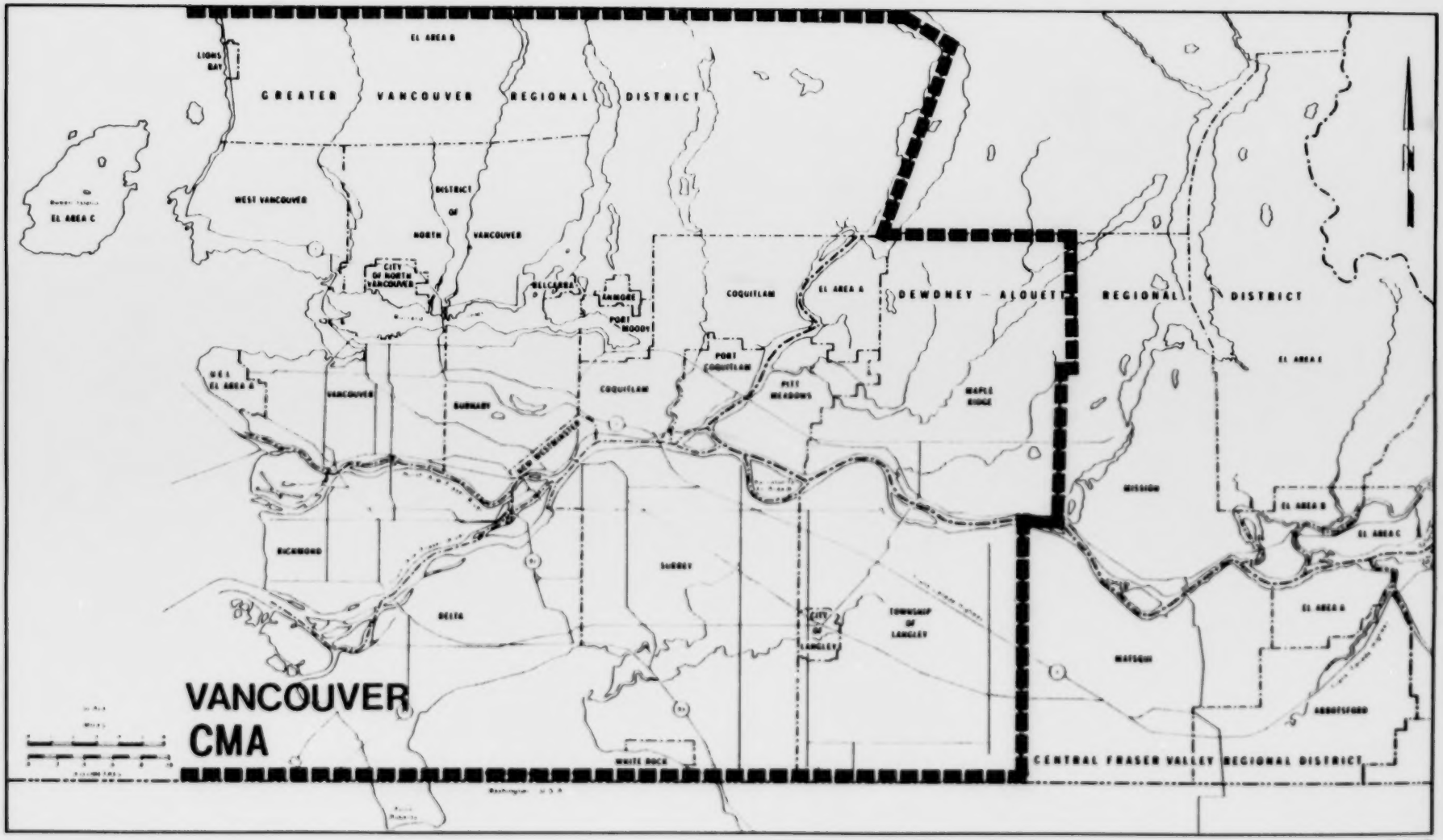
The Greater Vancouver region is located at the southwest corner of the British Columbia mainland. The Greater Vancouver Regional District occupies 2,930 square kilometres at the mouth of the Fraser River.

Greater Vancouver's setting, combined with its situation as the key coastal port for western Canada and its history, results in an interesting mix of large and small communities.

The metropolitan community is centered on the City of Vancouver on the Burrard Peninsula. The adjoining municipalities to the east, Burnaby, New Westminster, Coquitlam, Port Coquitlam, and Port Moody share the Burrard Peninsula. West Vancouver, Lions Bay, North Vancouver City and District, Belcarra and Anmore are located on the south slope of the Coastal Mountain range, separated from the peninsular communities by Burrard Inlet. South of the peninsula are the municipalities of Richmond, Delta, Surrey, White Rock, Langley City and Township. These communities are separated from the peninsula by the Fraser River.

Together, these eighteen municipalities make up the Greater Vancouver Regional District. For most statistical cases, we have presented data for the larger territory defined by Statistics Canada as the Vancouver Census Metropolitan Area (CMA). A CMA is a large urbanized core together with adjacent urban and rural areas which have a high degree of economic and social integration.

In addition to the GVRD municipalities, the Vancouver CMA includes the municipalities of Maple Ridge and Pitt Meadows.


GREATER VANCOUVER REGIONAL DISTRICT
EL AREA B
LIONS BAY
WEST VANCOUVER
EL AREA C
DISTRICT OF NORTH VANCOUVER
CITY OF NORTH VANCOUVER
BELCARRA
ANMORE
PORT MOODY
COQUITLAM
EL AREA A
DEWDNEY - ALOUETTE REGIONAL DISTRICT
PORT COQUITLAM
PITT MEADOWS
MAPLE RIDGE
EL AREA E
EL AREA A
VANCOUVER
BURNABY
COQUITLAM
MISSION
EL AREA B
EL AREA C
RICHMOND
SURREY
DELTA
CITY OF LANGLEY
TOWNSHIP OF LANGLEY
EL AREA D
MATSQUI
ABBOTSFORD
WHITE ROCK
CENTRAL FRASER VALLEY REGIONAL DISTRICT
VANCOUVER CMA

GREATER VANCOUVER AT-A-GLANCE

POPULATION (June 1990 Estimates)	
Census Metropolitan Area (CMA)	1,534,679
Greater Vancouver Regional District (GVRD)	1,477,760
Annual Population Growth Rate for CMA (1986-90) - %	2.69%
Percentage Change in CMA Population (1986-90) - %	11.19%
AREA SIZE, including Land and Water Areas (Hectares)	
CMA	324,864
GVRD	293,149
LABOUR FORCE IN CMA (May 1991)	884,000
EMPLOYMENT IN CMA (May 1991)	811,000
Unemployment Rate - % (May 1991)	8.2
INCOME IN GVRD	
Average/Person (1988) - Current $	25,963
Average/Household (1988) - Current $	40,646
RETAIL SALES (1989) - Current $	10,473,950,000
BUILDING PERMITS IN GVRD (1990) - Current $	2,947,835,030
Residential - Current $	1,820,601,620
Commercial - Current $	491,988,206
Industrial - Current $	320,785,395
HOUSEHOLDS IN CMA (1986)	532,240
Owned (1986)	299,840
Rented (1986)	230,475
Single Family (No. in 1986)	283,535
Annual Housing Starts (1990)	17,970
Apartments (No. in 1986)	184,685
Average Apartment Rent, 2-bedroom (October 1990) - $/month	751
Apartment Vacancy Rate (October 1990) - %	0.9
RETAIL FLOORSPACE (to the end of 1990) - square feet	64,233,521
OFFICE FLOORSPACE (to the end of 1990) - square feet	53,088,424
INDUSTRIAL FLOORSPACE (to the end of 1990) - square feet	118,235,390
MARINE CARGO - metric tonnes (1989)	
Port of Vancouver	64,025,000
Fraser Port	1,909,634
North Fraser Harbour Commission	4,476,909
VANCOUVER INTERNATIONAL AIRPORT (1990 estimates)	
Number of Passengers	9,211,000
Cargo (freight and mail) - metric tonnes	140,000
REGISTERED MOTOR VEHICLES IN THE GVRD (May 1991)	982,267

NOTE:
CMA refers to Census Metropolitan Area which includes all of the GVRD municipalities and the municipalities of Pitt Meadows and Maple Ridge.

THE GREATER VANCOUVER REGION

An Economic Overview of the Region

Greater Vancouver has the resources that businesses will find indispensable in coping with economic change. The metropolitan labour force is highly skilled, nearly 37% of the labour force has some postsecondary educational qualification. The natural surroundings attract an educated work force that places a high value on environmental amenities. This labour force contains the seeds of innovation and creativity that firms need for problem-solving and making strategic decisions.

The role of Pacific Rim Gateway is a familiar one for Greater Vancouver. There is much accumulated experience in the region that can be utilized by firms intent on participating in competitive international markets. The superior transportation infrastructure here will also be appreciated by firms trading on global markets.

The long-standing social commitment to a high quality education system is unchanged. It is both a source of skill development for future workers and an element in the region's research and development infrastructure. There are two universities in Greater Vancouver which granted over 7,200 degrees in 1989. Encouragement is given to university/industry liaison with the aim of developing new products and processes with commercial potential. This educational and research infrastructure will be of considerable value to firms. Expertise and facilities can be used to solve technical problems and to exploit profitable opportunities.

The metropolitan economy has excellent financial services. Banks represented in the local market had assets of more than $400 billion in 1985. Every major Canadian bank is represented here, there are 35 foreign banks with offices in the region and a number of other institutions are present. Taken together these numerous firms contribute to the competitiveness of the capital market.

In view of the changes underway in the world economy, investors will increasingly find Greater Vancouver to be a strategically viable option.

LONG-RANGE FORCES UNDERLYING THE POSITIVE INVESTMENT CLIMATE OF GREATER VANCOUVER

The Greater Vancouver economy today sustains a population of 1.5 million people and is the headquarters location of 123 major corporations which had total revenues of $53.4 billion in 1989. A number of fundamental factors have helped this metropolitan area to develop to its present stature. Long term economic forces have been at work historically and there is every reason to believe that these same forces will be of equal or greater importance in the future.

Persistent Trends in Broad Economic Aggregates

Economic trends that have been historically important will continue. Greater Vancouver has participated in these trends and will gain further strength as new developments are initiated to capitalize on the region's demonstrated economic advantages. Four long-term economic trends warrant special consideration:

1) Greater Vancouver's role in the network of international commodity trade;
2) Its increasing importance as a service centre producing for external markets;
3) Its power to attract and hold a population; and
4) Its capacity to provide a labour force adapted to the needs of the business sector.

Evidence that the region has coped successfully with these opportunities and challenges in the past bodes well for its capacity to do so in the future. The region's past success is encouraging because these factors will continue to be important in the future development of the world economy and of Greater Vancouver, itself an integral part of the world economy.

EXTERNAL TRADE THROUGH REGIONAL GATEWAYS

Greater Vancouver is a major gateway for the movement of foreign-made goods destined for B.C., Canada and the U.S. Canadian goods are shipped to external markets through the region. Import and export trade through the region is substantial.

Shipments Through Customs Ports

External trade is important to the regional economy in two ways. It is a source of demand for transport and related services that are supplied locally and therefore it generates employment and income for resident firms and households. External trade also represents a development opportunity because Greater Vancouver is a location where intermodal transfers occur.

In Greater Vancouver there are opportunities to implement a business strategy involving intermodal transfers. Large volumes of transfers occur between ocean shipping and other surface modes, between air and surface modes and between rail and truck modes.

Goods imported by sea range from motor vehicles and parts, to machinery and tools, to household products, to food and beverages. The goods exported from the region are dominated by bulk commodities, a specialty of the Port of Vancouver. The system of marine transportation serving Greater Vancouver is equipped to handle cargoes of all types.

The surface transportation infrastructure of Greater Vancouver provides access to North American and overseas markets. The metropolitan economy has roads, railways, ports and terminal facilities to allow efficient goods movements. The intermodal activities carried on in the region demonstrate the potential for any business located here to have effective commercial connections with suppliers and customers in many other places.

Air transportation has made Vancouver's airport the second busiest in Canada. Greater Vancouver is served by 16 international airlines (14 foreign and 2 domestic carriers) and is the West Coast hub for Canada's national carriers. From this location there is convenient access to over 250 international business centres. The modern air transport system utilizes a technology which permits the integration of passenger and cargo movements in one aircraft. Thus information about the international network of destinations and service frequencies for passenger travel from Vancouver is relevant to air cargo services supplied here.

Exports of Business Services

Physical goods dominate the output of the provincial economy that is sold abroad. In an era when the Service sector occupies such a large share of industrial activity it is interesting to take note of that sector's involvement with export markets. Many nonresidents do purchase services from B.C. suppliers: tourists purchase accommodation and food; students enrol in post-secondary educational programs; and foreign buyers tap the expertise and services of firms that cater to business. These service industry transactions are the counterpart of export sales in the goods producing sector.

Sales outside B.C. constitute a substantial fraction of activity in the region's Business Service industry. In 1984 the Services to Business Management sector in B.C. sold 13.5% of its $2.2 billion in output abroad.

Exports of Personal Service Industries

An important industry in Greater Vancouver is tourism. It is large in terms of the total revenue from tourism activity, $3.49 billion in B.C. in 1988. Tourism has recently been growing rapidly in the province. Tourism revenue grew more rapidly in real terms than did the provincial economy, during 1984-88 real tourism revenue rose at a compound annual rate of 7.2% whereas for the B.C. economy the rate was 4.3%. Tourism can be viewed as an export activity in the sense that services are supplied to non-residents. The ultimate source of the tourist's purchasing power is outside Canada although the service is supplied and consumed within Canada. Accommodation revenues monitored by Tourism Vancouver increased by 13 percent from 1988 to 1989 while the number of overnight visitors increased by 8 percent over this period.

Like the external trade in goods, tourism involves various modes of transportation and the delivery of a product to customers whose permanent residences are outside metropolitan Vancouver. The renowned beauty of Greater Vancouver's natural surroundings are a major motivation for these customers' purchase decisions.

LOCAL MARKETS

Local residents and firms are potential customers for goods and services. A healthy financial sector is essential for unimpeded economic activity in the region. Successful investment in the region requires a financial sector and locally available resources. When investment occurs it often represents a sizable addition to local demand and, ultimately, to incomes within the region. Other components that determine the cost of doing business in any urban region are energy costs and the efficiency of the transportation infrastructure.

All of these components are relevant to an understanding of Greater Vancouver's market potential. When considered together these features convey a message about the substantial local market in Greater Vancouver. The region itself has market potential and presents an opportunity to investors.

Consumer Buying Power

The population of metropolitan Vancouver demands goods and services in the local market. The potential spending power of local residents can be measured by money income after tax. In 1988 there was over $23 billion of after-tax money income received by metropolitan residents.

COMPETITIVE COST ADVANTAGES

Greater Vancouver holds opportunities for cost effective production. Business investors will find an ample supply of labour, energy, raw materials and business services. When combined with the desirable living environment and the ready access to US markets on the Pacific Coast, Greater Vancouver is unsurpassed.

Labour

All evidence from the labour market indicates that there is ample capacity for growth. In a period when overall regional employment rose at an annual rate of 4.6%, real average wages have decreased slightly in the most important economic sectors. The following annual compound rates of change in real average wages have been recorded in specific private sector industries. In some industries with employment growth rates above 5% per annum from 1984 to 1989 real average wages actually declined; for example: Construction (2.4% annual rate of decrease), Manufacturing (1.1% annual rate of decrease), Trade (0.3% annual rate of decrease) and Finance, Insurance and Real Estate (0.9% annual rate of increase). In two important industries of the private sector employment growth was below 5% per annum from 1984 to 1989, in these industries real average wages changed as follows: Accommodation and Food Service (0.7% annual rate of decrease) and Services to Business Management (0.05% annual rate of increase).

Payroll costs do not end with wages alone, there are mandatory payments and fringe benefits to consider. Non-wage components are among the lowest of the industrialized nations. For example, in Vancouver it costs $372.00 per annum for an employee's medical and hospital insurance and 4.4 percent of eligible earnings for social security contributions.

The many workers with advanced training contribute an added dimension to the region's labour resources. Firms that seek high quality workmanship will find a supply of trained workers in Greater Vancouver. Metropolitan Vancouver has a labour force that combines a high average level of skill with traditions of self-improvement through training. The embodied talent of the region's labour force represents an opportunity for employers seeking high labour productivity.

Firms have reliable access to labour. The industrial relations record in the secondary manufacturing and service sectors is good. Estimates indicate that less than 0.02 percent of potential workings days were lost owing to industrial disputes in 1988.

Energy Costs

The region is fortunate to be part of a province with an abundance of energy resources. British Columbia has a diverse energy resource base and is self-sufficient in all energy sources except oil, which is mostly obtained from the neighbouring province of Alberta. B.C. exports energy in the form of electricity, natural gas and coal. The province has one of the best electricity supply situations in the world. With no exaggeration it is clear that Greater Vancouver has permanent access to abundant reserves of renewable energy in the form of hydroelectricity because B.C. is endowed with mountainous terrain and 8% of the world's fresh water.

Energy prices reflect the advantageous local supply conditions. Greater Vancouver businesses face lower electricity costs than Toronto, Montreal or Los Angeles. The cost is 120% higher for residential customers in Los Angeles compared to the cost in metropolitan Vancouver, 134% higher for commercial/light industrial customers.

Natural gas prices for major consumers are lower here than in Toronto, Montreal, Seattle or Los Angeles. The costs in Montreal and Los Angeles are over 50% higher and the cost in Toronto is 40% higher. The proximity of Greater Vancouver to the natural gas fields of northern B.C. means gas transportation is a relatively smaller cost factor here than in more distant cities. Regional customers can expect to enjoy permanently lower prices as a result of this locational advantage.

Raw Materials

Greater Vancouver has an industrially diversified metropolitan economy. It is a location where a firm can find goods and services to satisfy its operational needs. Major private sector industries in terms of the numbers of workers employed include retail trade, manufacturing, transportation and communications, accommodation and food services, business services and construction.

Business Services

Compared to its share of all B.C. workers, the region has disproportionately large shares of employment in business services, finance, insurance and real estate, and in wholesale trade. This emphasis comes from the fact that Greater Vancouver is a regional economic centre of business activity on the Pacific Rim.

A large number of banks, credit unions and trust companies serve the Greater Vancouver market. All major Canadian banks have regional offices in Greater Vancouver. The number of foreign bank offices in the region has risen to 35. With Canadian and foreign banks present locally, Greater Vancouver's banking sector exhibits the dual attractions of a large asset base and numerous independent lenders.

Access to Markets

The transportation infrastructure of Greater Vancouver provides access to North American and overseas markets. The metropolitan economy has roads, railways, ports and terminal facilities to allow efficient goods movements. The intermodal activities carried on in the region demonstrate the potential for any business located here to have effective commercial connections with suppliers and customers in many other places.

Quality of Life

Greater Vancouver has a world-wide reputation as a desirable place to live. The mild climate, spectacular natural setting and readily accessible outdoor recreation attract migrants from other regions in Canada and from other countries abroad. In addition, the safety and security of community neighbourhoods complement the natural appeal of the region.

Perhaps the best indication of the attractiveness of Greater Vancouver is that investor immigrants choose to live here. Although B.C. has only 11.8% of the Canadian population (1990), it attracts a disproportionate share of entrepreneurial immigrants to Canada. Over the past two and one-half years 25.8% of all business immigrants coming to Canada were destined for B.C., and most of them settled in Greater Vancouver.

SUMMARY

Taken together, the components of the Greater Vancouver economy provide tangible benefits to our metropolitan community. Our economic strategy prescribes a framework for growth and change, recognizing that economic development should contribute to, and draw its greatest strength from, our livable region.

Business Activity in the Vancouver CMA

There are many ways of measuring the nature and characteristics of an economy. We can look at business incorporations and bankruptcies to see the dynamics of business formation. Stock exchange activity and capital expenditures also indicate year-to-year changes through the business cycle. Retail sales indicate household consumption, while hotel and motel accommodation expenditures provide a measurement of the increasingly important tourism sector of the Greater Vancouver economy. Commodity flows and passenger counts from the three port corporations and the Vancouver International Airport indicate our importance as a Pacific Rim gateway.

PORTS IN GREATER VANCOUVER (p. 14)

Greater Vancouver provides a significant role in the growing transportation network of western Canada. As seaport and rail-terminus, the three harbour agencies in Greater Vancouver organize the transshipment of raw material exports and imported manufactured goods.

The Port of Vancouver is Canada's largest port. It is among the top twenty ports in the world. Together with the North Fraser River Harbour Commission and the Fraser Port, the cargo throughput in 1989 amounted to over 70 million metric tonnes.

The Port of Vancouver is also becoming an increasingly important terminus for tourist travel. During 1989, 333,000 cruise passengers embarked or disembarked from the Port of Vancouver.

VANCOUVER INTERNATIONAL AIRPORT (p. 15)

Vancouver International Airport also makes a significant contribution to the Greater Vancouver economy. The airport is the second busiest in Canada in terms of passenger volume and cargo tonnage. Both have also shown remarkable rates of growth in the past six years. In 1990, the airport served 9.2 million passengers, an increase of 45% since 1982. During this same period of time, the volume of cargo increased by 67%.

MAJOR FIRMS WITH HEADQUARTERS IN THE VANCOUVER CMA (pp. 16-18)

There are several large corporations which have chosen Greater Vancouver as a location for their head offices. The listing that follows comprises ninety-three corporations ranging in size from $16.8 million in annual revenues (1989) of the TSC Shannock entertainment product wholesale firm up to the $3.3 billion revenue of MacMillan Bloedel's forestry operations. The listing includes corporations that are privately owned in addition to "public" firms listed on Canadian stock exchanges. Provincial crown corporations, as well as the largest real estate and financial institutions, are also included.

Taken together, these 126 firms generated $53.5 billion in revenues and employed 147,000 people in British Columbia. Most of the firms headquartered in Greater Vancouver are located in the City of Vancouver (66 percent). These firms account for 77 percent of the total revenue of all firms. Burnaby and Richmond have the largest share of head offices outside the City of Vancouver. Richmond has 9 percent of the firms with 5 percent of total revenues. Burnaby has 12 percent of firms with 11 percent of total revenues.

Not surprisingly, the largest proportion of firms classified by type of business is forestry (12 percent of firms), followed by mining (11 percent of firms), food distribution (6 percent), financial (6 percent), and wholesale (6 percent) firms. Indeed, apart from the forestry, mining, export, and engineering consulting firms, the companies headquartered in Greater Vancouver tend to be geared to goods and services to the consumer marketplace.

The listing of these firms is in alphabetical order. Firms have been ranked in terms of 1989 total revenues both at the provincial level and at the national level. The largest public firm in BC is ranked 41st in Canada, while the largest private firm in BC is ranked 19th in Canada.

EMPLOYMENT BY INDUSTRY SECTOR (p. 19)

There has been steady growth in employment through the period 1984-88 across all industrial sectors. The Vancouver CMA employment figure for 1989 was 600,125, up almost 26.4% over 1984.

AVERAGE WEEKLY EARNINGS BY INDUSTRY SECTOR (p. 20)

Average weekly wages earned in all sectors of the economy in the Vancouver CMA have increased in the past five years. Some sectors, notably construction and amusement and recreational services, were down over the 1984-88 period. But in 1989, even these sectors surpassed the weekly average for 1984.

CAPITAL EXPENDITURES AND REPAIRS IN MANUFACTURING (p. 21)

Investment is the engine of economic growth. One measure of investment is capital expenditure on plant and equipment. These data also show the effects of the economic recession of the early eighties. The capital expenditure on new construction in manufacturing in the Vancouver CMA peaked in 1989, surpassing the previous record established in 1981. In 1990, capital expenditures and repairs combined for a total of $598.5 million.

VANCOUVER STOCK EXCHANGE ACTIVITY (p. 22)

Over the past ten years, the trading activity on the Vancouver Stock Exchange (VSE) has shown growth in the number of shares listed and the number of shares traded. The dollar value of shares traded has fluctuated somewhat in that same period of time.

INCORPORATIONS AND BANKRUPTCIES (pp. 23-24)

There is a high degree of entrepreneurial activity in British Columbia as evidenced by the dynamics of incorporations. While incorporations show the effects of the economic recession of the early 1980's, the number of incorporations increased soon after, with 1989 incorporations in Greater Vancouver surpassing the 1981 peak. Moreover, Greater Vancouver's share of business and consumer incorporations made up 74 percent of the BC total in 1989. Incorporation figures for 1990 reveal that these promising upward trends may be over.

Business and consumer bankruptcies in 1990 surpassed the peak experienced during the beginning of the previous decade. The total number of bankruptcies for Greater Vancouver in 1990 was 2,037. This figure represents 51 percent of the BC total.

HOTEL AND MOTEL ROOM EXPENDITURES (p. 25)

Tourism is an increasingly important sector of the British Columbia economy. Vancouver was home to the EXPO '86, a record year for the visitor accommodation sector of the tourism industry. Nevertheless, EXPO '86 provided an increased profile for Greater Vancouver as a tourist destination. Growth in the number of visitors to Greater Vancouver is apparent.

RETAIL SALES IN GREATER VANCOUVER (p. 26)

As the third largest metropolitan centre in Canada, the Vancouver CMA represents an important consumer market. Retail sales provide an indication of the spending patterns of consumers. While sales typically peak in the month of December, there has been a steady growth in annual total sales over the past five years. Total retail sales in 1989 amounted to $10.473 billion, an increase of 69.7% over 1983 (or 37.2%, using 1981 dollars). This increase in sales was helped by increasing average weekly earnings in Greater Vancouver.

TRANSIT RIDERSHIP (p. 27)

Greater Vancouver's transit system is highly reliable and convenient. The Seabus ferries passengers on a tour across the harbour between Vancouver and the North Shore. Skytrain, an elevated, automated light rapid transit system, provides an excellent way to explore the region's spectacular beauty. The region also boasts the second largest fleet of buses belonging to any city in North America.

Ridership data, including revenue ridership, is provided in this publication.

INWARD- AND OUTWARD-BOUND TONNAGE FOR THE GREATER VANCOUVER PORTS, 1979-1989

PORT OF VANCOUVER:
Deep Sea port, general cargo, bulk commodity exports

YEAR	INWARD TONNAGE metric tonnes	OUTWARD TONNAGE metric tonnes	TOTAL TONNAGE metric tonnes
1979	5,560,000	39,423,000	44,983,000
1980	5,478,000	43,726,000	49,204,000
1981	5,138,000	44,357,000	49,495,000
1982	4,596,000	44,484,000	49,080,000
1983	4,641,000	47,007,000	51,648,000
1984	6,018,000	53,279,000	59,297,000
1985	5,338,000	50,765,000	56,103,000
1986	5,436,000	52,157,000	57,593,000
1987	5,806,000	58,151,000	63,957,000
1988	6,195,000	65,120,000	71,315,000
1989	6,351,000	57,674,000	64,025,000

SOURCE: Port of Vancouver

FRASER PORT:
Deep Sea port, general cargo, autos/container imports, forest product exports

YEAR	INWARD TONNAGE metric tonnes	OUTWARD TONNAGE metric tonnes	TOTAL TONNAGE metric tonnes
1979	739,000	1,473,000	2,212,000
1980	828,000	1,333,000	2,161,000
1981	1,149,000	967,000	2,116,000
1982	625,000	593,000	1,218,000
1983	575,000	701,000	1,276,000
1984	682,000	873,000	1,555,000
1985	967,000	871,000	1,838,000
1986	892,000	600,000	1,492,000
1987	828,000	306,000	1,134,000
1988	992,000	510,000	1,502,000
1989	744,353	1,165,281	1,909,634

SOURCE: Fraser Port Harbour Commission

NORTH FRASER PORT:
Shallow draught port, specializing in coastal traffic or forest products

YEAR	INWARD TONNAGE metric tonnes	OUTWARD TONNAGE metric tonnes	TOTAL TONNAGE metric tonnes
1979	4,819,044	2,602,307	7,421,351
1980	4,367,640	2,746,094	7,113,734
1981	3,516,599	2,514,998	6,031,597
1982	3,193,350	1,934,765	5,128,115
1983	954,373	1,302,123	2,256,496
1984	1,162,001	1,665,910	2,827,911
1985	1,963,978	1,859,854	3,823,832
1986	1,595,723	1,720,676	3,316,399
1987	2,474,968	2,206,490	4,681,458
1988	2,926,341	2,505,576	5,431,917
1989	1,692,017	2,784,892	4,476,909

SOURCE: Statistics Canada

VANCOUVER INTERNATIONAL AIRPORT TRAFFIC, 1982 - 2008

YEAR	PASSENGERS Totals	CARGO (IN and OUT) * Metric Tonnes
1982	6,360,000	83,960
1983	6,370,000	91,703
1984	6,768,000	99,040
1985	7,018,000	103,840
1986	8,416,000	108,280
1987	8,023,520	107,800
1988	8,840,000	120,000
1989	9,143,000	139,000
1990**	9,211,000	140,000
1998***	13,510,000	175,000
2003***	16,167,000	225,000
2008***	18,397,000	Not Available
PERCENT CHANGE 1982-1990	44.83%	66.75%

NOTES:
* CARGO includes both freight and mail.
** Denotes preliminary estimates.
*** Denotes Transport Canada forecasts.

SOURCE:
Transport Canada

MAJOR FIRMS WITH HEADQUARTERS IN THE VANCOUVER CMA, 1990

COMPANY	HEAD OFFICE LOCATION	TYPE OF BUSINESS	1989 REVENUES ($'000)	OWNER-SHIP *	REVENUE RANKINGS B.C.	CANADA	B.C. EMPLO-YEES
ABS Technology Limited	North Van C	Technology	$35,780	Public	37		43
A & W Food Services of Canada	North Van C	Restaurants	$201,000	Private			2,740
Auto Marine Electric	Vancouver	Wholesale	$69,248	Public	28	452	504
BC Central Credit Union	Vancouver	Financial Co-op.	$170,613	Finance	4		195
BC Gas	Vancouver	Utility	$660,639	Public	12	138	1,308
BC Hydro	Vancouver	Utility	$1,820,000	Crowns	1		5,761
BC Pacific Capital Corp.	Vancouver	Investment	$40,345	Public	36	357	3
BC Packers	Richmond	Food	$384,000	Private	16		2,000
BC Railway Group	North Van C	Transportation	$328,953	Crowns	7	219	2,700
BC Sugar	Vancouver	Food	$289,040	Public	19	232	317
BC Telephone Company	Burnaby	Utility	$1,689,600	Public	4	74	14,027
BC Transit	Vancouver	Transportation	$364,211	Crowns	6		3,238
BC Tree Fruits Limited	Burnaby	Fruit and Produce	$142,373	Private	41		53
Breakwater Resources	Vancouver	Mining	$29,260	Public	41	564	20
C. Itoh & Co.	Vancouver	Wholesale	$1,654,638	Private	3	29	25
Canadian Energy Services	New West	Construction	$50,206	Public	33	483	60
Canfor Corp	Vancouver	Forestry	$921,200	Public	6	107	3,939
Canfor-Weldwood	Vancouver	Forestry	$574,752	Private	9		150
Canlan Investment	Vancouver	Development	$19,748	Public	44	503	60
Cansulex Limited	Vancouver	Wholesale	$202,000	Private	30	254	18
Carter Group	Burnaby	Automotive Sales	$195,000	Private			395
Century 21 Real Estate Canada	Richmond	Real Estate	$355,600	Private	19		925
Cheni Gold Mines	Vancouver	Precious Metals	$27,172	Public	42	375	155
Chevron Canada	Vancouver	Petroleum Refin.	$668,676	Private	7	82	450
Cominco	Vancouver	Mining	$1,609,704	Public	5	77	5,492
Contour Blind and Shade Ltd.	Richmond	Retail	$21,206	Public			140
Crestbrook Forest Industries	Vancouver	Forestry	$262,251	Public	20	243	1,376
Dairyland Foods	Burnaby	Food	$395,000	Private	14		1,700
Daishowa-Marubeni International	Vancouver	Diversified	$106,300	Private	50		7
Dilcon Dillingham Projects	North Van C	Construction	$176,200	Private	34		127
Duke Seabridge	West Van	Management	$161,778	Private	35	293	85
Eastmaque Gold Mines	Vancouver	Precious Metals	$18,350	Public	48	623	7
Empress Foods	Vancouver	Food	$350,000	Private	21		350
Enso Forest Products	Vancouver	Forestry	$156,000	Private	36		1,200
Epic Data Inc	Richmond	Technology	$21,670	Public	43	630	189
Equity Silver Mines	Vancouver	Mining	$89,140	Public		403	179
Eurocan Pulp and Paper	Vancouver	Forest Products	$300,000	Private	24		1,380
Finning	Vancouver	Heavy Equipment	$903,965	Public	8	114	1,600
First City Financial Corp.	Vancouver	Investment	$970,352	Finance	2	108	380
First National Properties	Vancouver	Development	$131,000	Private	43		90
Fletcher Challenge/Crown Group	Vancouver	Forestry	$2,600,000	Public	2	83	9,600
Fletcher's Fine Foods	Vancouver	Food	$320,000	Private	22		500
Freightliner of Canada	Burnaby	Manufacturing	$300,000	Private	23		450
Galactic Resources	Vancouver	Mining	$47,164	Public	34	468	32
Gibraltar Mines	Vancouver	Mining	$74,096	Public		387	291
Glenayre Electronics	Vancouver	Technology	$108,341	Public		380	500
Granges Inc.	Vancouver	Mining	$66,218	Public	30	418	30
Graymont	Vancouver	Management	$176,341	Private	33		250
Guy F. Atkinson Holdings	Burnaby	Construction	$291,984	Private	25		150
GWIL Industries Inc.	Vancouver	Service	$42,428	Public	35	505	200
H.A. Simons Ltd.	Vancouver	Engineering	$392,000	Private	15		2,140
Highland Valley Copper	Vancouver	Mining	$325,000	Private			N.A.
Hongkong Bank of Canada	Vancouver	Financial	$633,774	Finance	1	86	1,400
ICBC	North Van C	Insurance	$1,524,301	Crowns	2		3,040
International Forest Products	Vancouver	Forestry	$377,941	Public	17	198	1,665
Island Paper Mills Company	Delta	Paper Products	$119,300	Private	47		425
Jacobs Suchard Canada (Nabob)	Burnaby	Food	$114,000	Private	49		150

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COMPANY	HEAD OFFICE LOCATION	TYPE OF BUSINESS	1989 REVENUES ($'000)	OWNER-SHIP *	REVENUE RANKINGS B.C.	CANADA	B.C. EMPLO-YEES
Keg Restaurants	Richmond	Restaurants	$148,000	Private	39		2,150
Kelly Douglas & Company	Vancouver	Food	$2,650,000	Private	1	19	827
Kerkhoff Industries Inc.	Surrey	Construction	$19,101	Public	46		150
Lignum Limited	Vancouver	Forest Products	$101,906	Private			315
London Drugs Ltd.	Richmond	Retail	$360,000	Private			N.A.
MTC Electronic Technologies	Richmond	Technology	$41,369	Public	31		25
MacMillan Bloedel	Vancouver	Forestry	$3,273,700	Public	1	41	15,094
Mayne Nickless Canada (Loomis)	Vancouver	Business Services	$230,875	Private	28	230	955
Mitsubishi Canada	Vancouver	Wholesale	$1,355,322	Private	4	40	60
Mohawk Oil Canada	Burnaby	Automotive	$370,000	Private	17		669
Mr. Jax Fashions	Vancouver	Clothing	$73,678	Public	27	439	750
Norsat International	Surrey	Manufacturing	$19,011	Public	49		81
Northwest Sports Enterprises	Vancouver	Entertainment	$19,011	Public	47		93
Northwood Forest Industries	Vancouver	Forestry	$596,000	Private	8		2,000
Orenda Forest Products	West Van	Forestry	$19,574	Public	45	566	200
Pacific Brewers Distributors	Burnaby	Brewery	$507,000	Private	11		315
Pacific National Financial Corp.	Vancouver	Financial	$33,924	Public		563	240
Pacific Northern Gas Ltd.	Vancouver	Energy	$78,858	Public		438	80
Pacific Press	Vancouver	Publishing	$150,000	Private	38		1,800
Pay Less Gas (SUPER SAVE)	Surrey	Automotive	$145,000	Private	40		800
Pegasus Gold	Vancouver	Mining	$178,362	Public	22	271	450
Pharmasave Drugs Ltd.	Langley	Retail	$270,000	Private			2,500
Pineridge Capital Corporation	Vancouver	Venture-Capital	$35,217	Public	38		125
Placer Dome	Vancouver	Mining	$904,300	Public	7	103	932
Primex Forest Products Ltd.	Delta	Forestry	$66,574	Public	29	459	393
Princeton Mining Corporation	Vancouver	Mining	$139,473	Public	23	323	695
Richmond Savings Credit Union	Richmond	Financial Co-op.	$78,555	Finance	8		262
Rivtow Straits	Vancouver	Transportation	$245,967	Private	26	222	1,030
Sandwell Inc.	Vancouver	Engineering	$119,369	Public	24		507
Scott Paper	Vancouver	Paper Products	$436,017	Public	14	174	814
Seaboard Life Insurance	Vancouver	Insurance	$550,887	Private		145	N.A.
Seaboard Lumber Sales	Vancouver	Wholesaler	$550,887	Private	10	96	72
Seaspan International	North Van C	Transportation	$115,000	Private	48		1,000
Security Pacific Bank	Vancouver	Finance	$61,325	Finance	10		32
Shafer-Haggart	Vancouver	Export	$120,000	Private	46		28
Shoppers Drug Mart (BC)	West Van	Retail	$355,000	Private	20		1,850
Simons International Corp	Vancouver	Engineering	$392,000	Private	15		2,140
Skeena Cellulose	Vancouver	Forestry	$368,000	Private	18		1,030
Slocan Forest Products Ltd.	Richmond	Forestry	$198,570	Public	21	280	1,400
Southland Canada (7-11)	Burnaby	Food	$733,010	Private	6	81	1,980
Sumitomo Canada Ltd.	Vancouver	Import/Export	$1,240,540	Private	5	44	26
Surrey Credit Union	Surrey	Financial Co-op.	$91,253	Finance	6		362
TCG International	Burnaby	Automotive	$409,643	Public	16	235	450
TSC Shannock Corp.	Burnaby	Wholesale	$16,840	Public	50		51
Taiga Forest Products	Burnaby	Forestry	$226,293	Private	29	234	70
Teck Corporation	Vancouver	Mining	$414,263	Public	15	181	668
The Dominion Company	Vancouver	Development	$154,700	Private	37		117
The Inland Group	Burnaby	Manufacturing	$200,000	Private	31		442
The Jim Pattison Group	Vancouver	(Diversified)	$2,210,000	Private	2	22	7,250
The Loewen Group Inc.	Burnaby	Funeral Services	$75,712	Public	26	432	111
Total Energold Corp.	Vancouver	Mining	$32,388	Public	40	570	55
Toyomenka Canada Limited	Vancouver	Automotive	$112,965	Private			N.A.
Trans Mountain Pipe Line Co.	Vancouver	Energy	$76,082	Public		429	240
UMA Group Limited	Vancouver	Construction	$129,000	Private	44		1,100
Uniglobe Travel Inc.	Vancouver	Travel Agency	$1,300,000	Private	42		250
Van Waters & Rogers	Richmond	Wholesale	$232,000	Private	27	227	97
Vancity Credit Union	Vancouver	Financial Co-op.	$219,343	Finance	3		777

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COMPANY	HEAD OFFICE LOCATION	TYPE OF BUSINESS	1989 REVENUES ($'000)	OWNER-SHIP •	REVENUE RANKINGS		B.C. EMPLO-YEES
					B.C.	CANADA	
Wall Financial Corp.	Vancouver	Finance	$33,147	Public	39	606	150
Weldwood of Canada	Vancouver	Forestry	$767,600	Public	9	124	4,505
West Fraser Timber	Vancouver	Forestry	$550,204	Public	13	158	1,401
Westmin Resources	Vancouver	Mining	$113,663	Public	25	370	840
Westar Group	Vancouver	Investment	$366,900	Public	18	192	3,201
Westar Mining	Vancouver	Mining	$491,600	Private	12	164	1,916
Westcoast Energy	Vancouver	Pipeline	$1,709,092	Public	3	117	970
Western Forest Products Ltd.	Vancouver	Forestry	$306,426	Private			N.A.
Western Int. Communications	Vancouver	Broadcasting	$149,731	Public	22	317	400
Woodwards	Vancouver	Retail	$717,158	Public	10	131	4,200
Workers' Compensation Board	Richmond	Government	$836,684	Crowns	4		1,832
Zephyr Enterprises	Vancouver	Automotive	$130,000	Private	45		285

• NOTES on Ownership Categories:
- PUBLIC = companies listed on Canadian stock exchanges.
- PRIVATE = companies which do not issue publicly traded shares.
- FINANCE = banks, financial lending institutions, and credit unions.
- CROWNS = Crown Corporations of the Government of British Columbia.

SOURCES:
1. Revenue Rank BC = BC Business Top 100, July 1990
2. Revenue Rank Canada = Globe & Mail Report on The Top 1000 Companies, July 1990.
3. The Business In Vancouver Book of Lists, BTW Publications, September 1990

VANCOUVER CMA SECTOR EMPLOYMENT, 1984-89 (ANNUAL AVERAGES)

INDUSTRY SECTORS / YEAR	1984	1985	1986	1987	1988	1989
AVERAGE FOR ALL SECTORS	**474,805**	**481,203**	**500,905**	**556,620**	**569,211**	**600,345**
MANUFACTURING	**66,230**	**69,432**	**68,554**	**81,739**	**88,011**	**92,059**
Durable Goods Manufacturing	32,138	32,855	32,740	41,061	45,700	49,223
CONSTRUCTION	**17,834**	**20,805**	**19,007**	**22,764**	**25,909**	**30,709**
TRANSPORTATION & COMMUNICATIONS	**57,517**	**58,099**	**56,060**	**62,640**	**64,197**	**64,401**
Transportation	32,665	33,589	31,022	35,262	37,519	38,018
TRADE	**95,377**	**95,394**	**104,252**	**112,498**	**118,061**	**119,635**
Retail Trade	63,449	61,884	69,812	74,249	77,957	77,246
FINANCE, INSURANCE AND REAL ESTATE	**36,675**	**38,480**	**40,788**	**42,490**	**44,785**	**48,803**
Finance	21,199	21,960	23,953	24,170	25,970	26,011
COMMUNITY BUSINESS AND PERSONAL SERVICES	**182,549**	**176,542**	**190,841**	**212,392**	**205,741**	**224,054**
Business	31,891	29,317	31,502	35,575	34,395	40,878
EDUCATION SERVICES	**35,359**	**34,887**	**36,226**	**37,703**	**39,473**	**42,564**
HEALTH & WELFARE SERVICES	**47,104**	**44,706**	**47,264**	**54,351**	**56,406**	**56,933**
AMUSEMENT AND RECREATIONAL SERVICES	**9,803**	**11,411**	**10,174**	**11,896**	**12,855**	**11,172**
ACCOMMODATION & FOOD SERVICES	**37,954**	**36,140**	**42,122**	**51,875**	**42,671**	**46,005**

NOTE:
As of January 1990, Statistics Canada discontinued this survey for Census Metropolitan Areas.

SOURCE:
CANSIM data from Statistics Canada

AVERAGE WEEKLY EARNINGS by INDUSTRY SECTOR for the VANCOUVER CMA, 1984-1989 (in Current Dollars)

YEAR	1984	1985	1986	1987	1988	1989
INDUSTRY SECTORS	$	$	$	$	$	$
AVERAGE FOR ALL SECTORS	**422.01**	**439.81**	**440.67**	**452.60**	**470.20**	**496.83**
MANUFACTURING	**517.93**	**530.09**	**544.39**	**546.53**	**550.26**	**576.62**
Durable Goods Manufacturing	562.25	571.49	576.86	575.58	571.71	595.59
CONSTRUCTION	**568.42**	**569.60**	**528.01**	**529.48**	**547.07**	**592.40**
TRANSPORTATION & COMMUNICATIONS	**535.97**	**575.33**	**602.09**	**605.02**	**620.22**	**652.09**
Transportation	496.56	551.88	580.62	582.61	592.87	639.40
TRADE	**350.28**	**356.63**	**364.97**	**375.22**	**378.45**	**408.89**
Retail Trade	290.63	299.52	313.94	316.89	318.58	344.20
FINANCE, INSURANCE AND REAL ESTATE	**445.67**	**462.57**	**490.01**	**538.30**	**531.90**	**560.91**
Finance	470.34	480.01	499.12	538.24	500.58	533.55
COMMUNITY BUSINESS AND PERSONAL SERVICES	**350.47**	**362.16**	**356.38**	**365.88**	**394.33**	**418.06**
Business	416.27	458.26	459.51	452.39	521.89	536.51
EDUCATION SERVICES	**507.89**	**511.10**	**509.76**	**520.73**	**529.53**	**552.35**
HEALTH & WELFARE SERVICES	**342.26**	**357.92**	**359.04**	**383.17**	**409.00**	**433.96**
AMUSEMENT AND RECREATIONAL SERVICES	**291.60**	**275.92**	**255.50**	**305.70**	**264.01**	**309.23**
ACCOMMODATION & FOOD SERVICES	**194.06**	**203.87**	**197.13**	**198.06**	**207.38**	**221.00**

NOTE:
As of January 1990, Statistics Canada discontinued this survey for Census Metropolitan Areas.

SOURCE:
CANSIM data from Statistics Canada

CAPITAL EXPENDITURES AND REPAIRS IN MANUFACTURING FOR THE VANCOUVER CMA, 1980-1990

YEAR	NEW EXPENDITURES		REPAIRS		TOTAL
	CONSTRUCTION $	MACHINERY & EQUIPMENT $	CONSTRUCTION $	MACHINERY & EQUIPMENT $	$
1980	81,100,000	179,500,000	29,000,000	120,200,000	409,800,000
1981	110,300,000	282,400,000	31,800,000	128,600,000	553,100,000
1982	94,600,000	196,400,000	29,900,000	121,400,000	442,300,000
1983	47,400,000	169,300,000	25,600,000	121,900,000	364,200,000
1984	46,200,000	144,900,000	25,100,000	136,600,000	352,800,000
1985	31,600,000	185,300,000	31,800,000	139,500,000	388,200,000
1986	48,000,000	196,800,000	28,500,000	145,000,000	418,300,000
1987	53,500,000	257,500,000	32,800,000	164,500,000	508,300,000
1988	71,000,000	258,000,000	30,700,000	174,600,000	534,300,000
1989	91,600,000	354,600,000	28,500,000	168,700,000	643,400,000
1990	81,200,000	313,600,000	30,700,000	173,000,000	598,500,000

SOURCE:
Statistics Canada

STOCK EXCHANGE ACTIVITY INDICATORS, 1980-1990

SHARES TRADED

YEAR	DOLLAR VALUE	NUMBER	ISSUES LISTED	COMPANIES LISTED
1980	$4,420,000,000	1,718,000,000	1,141	*
1981	$3,895,000,000	1,574,000,000	1,256	*
1982	$1,559,000,000	1,445,000,000	1,385	*
1983	$3,963,000,000	3,117,000,000	1,650	*
1984	$2,233,000,000	2,264,000,000	1,888	*
1985	$2,718,000,000	2,752,000,000	2,457	2,045
1986	$4,485,000,000	3,493,000,000	2,599	2,191
1987	$6,650,300,000	4,795,100,000	2,838	2,172
1988	$3,257,500,000	3,473,200,000	2,962	2,632
1989	$3,821,500,000	3,982,800,000	2,966	2,679
1990	$4,062,500,000	4,128,100,000	2,782	2,501

Member brokerage firms in 1990: 46

NOTE:
*Figures Not Available

COMPARISON OF TRADING ON CANADIAN EXCHANGES, 1989 and 1990

VOLUME (in millions of shares)

	1990	%	1989	%
VANCOUVER	4,128.1	34.9	3,982.8	30.9
TORONTO	5,660.4	47.9	6,523.0	50.6
ALBERTA	663.2	5.6	755.1	5.8
MONTREAL	1,364.2	11.6	1,637.3	12.7
TOTAL	11,816.4	100.0	12,898.2	100.0

VALUE (in millions of dollars)

	1990	%	1989	%
VANCOUVER	$4,062.5	4.8	$3,821.5	3.5
TORONTO	$64,008.6	76.1	$83,567.4	77.0
ALBERTA	$620.9	0.8	$742.3	0.7
MONTREAL	$15,405.3	18.3	$20,455.6	18.8
TOTAL	$84,097.3	100.0	$108,586.8	100.0

SOURCE:
"1990 Statistics", Vancouver Stock Exchange

TOTAL INCORPORATIONS (Business and Consumer) IN GREATER VANCOUVER, 1983-1990

YEAR	1983	1984	1985	1986	1987	1988	1989	1990
MUNICIPALITIES								
BELCARRA	1	1	0	0	0	0	0	1
BURNABY	415	503	572	588	704	638	734	697
COQUITLAM	166	151	175	228	244	190	242	269
DELTA	203	247	249	286	358	373	481	437
LANGLEYS*	207	220	310	406	386	364	432	452
LIONS BAY	2	4	0	5	1	5	7	3
MAPLE RIDGE	81	93	130	122	152	175	139	175
NEW WESTMINSTER	279	258	245	285	322	302	335	283
NORTH VANCOUVER**	418	425	440	495	571	523	613	543
PITT MEADOWS	11	13	11	20	16	20	23	18
PORT COQUITLAM	104	108	109	133	127	134	171	178
PORT MOODY	25	35	54	38	39	42	47	45
RICHMOND	509	562	569	639	696	786	968	840
SURREY	473	531	556	623	685	689	849	824
VANCOUVER	6,146	6,290	6,933	7,697	8,866	8,971	10,663	8,577
WEST VANCOUVER	127	128	131	186	180	161	194	188
WHITE ROCK	80	94	100	138	160	161	166	144
OTHER	5	1	2	5	7	6	8	7
VANCOUVER CMA	**9,252**	**9,664**	**10,586**	**11,894**	**13,514**	**13,540**	**16,072**	**13,681**
BRITISH COLUMBIA	**13,787**	**14,052**	**15,581**	**17,067**	**18,691**	**18,703**	**21,817**	**19,550**

NOTES:
* Denotes both the City and Township of Langley
** Denotes both the City and District of North Vancouver

SOURCE:
Business Formations and Failures is produced by the Planning and Statistics Division of the Ministry of Finance and Corporate Relations. Data in these tables are obtained from the Office of the Superintendent of Bankruptcy of the Federal Department of Consumer and Corporate Affairs, and the Registrar of Companies of the Ministry of Finance and Corporate Relations.

TOTAL BANKRUPTCIES (Business and Consumer) IN GREATER VANCOUVER, 1983-1990

YEAR	1983	1984	1985	1986	1987	1988	1989	1990
MUNICIPALITIES								
BELCARRA	1	0	0	1	0	1	2	0
BURNABY	171	193	152	192	203	183	201	221
COQUITLAM	57	69	58	59	93	75	84	72
DELTA	92	94	102	87	76	66	55	79
LANGLEYS*	101	96	73	104	125	81	105	72
LIONS BAY	1	2	0	3	3	2	1	3
MAPLE RIDGE	39	55	37	39	74	60	38	48
NEW WESTMINSTER	47	54	56	66	64	56	67	106
NORTH VANCOUVER**	174	136	118	142	144	136	105	143
PITT MEADOWS	6	10	12	11	13	6	9	14
PORT COQUITLAM	51	54	64	47	60	45	30	50
PORT MOODY	27	36	25	33	29	24	21	25
RICHMOND	144	129	146	118	95	157	132	178
SURREY	250	266	230	271	268	245	222	301
VANCOUVER	563	508	516	531	585	574	545	658
WEST VANCOUVER	47	47	31	31	58	25	23	38
WHITE ROCK	34	32	22	24	24	29	36	26
OTHER	4	2	1	2	3	2	2	3
VANCOUVER CMA	1,809	1,783	1,643	1,761	1,917	1,767	1,678	2,037
BRITISH COLUMBIA	3,882	4,095	3,989	4,237	4,119	3,706	3,423	3,979

NOTES:
* Denotes both the City and Township of Langley
** Denotes both the City and District of North Vancouver

SOURCE:
Business Formations and Failures is produced by the Planning and Statistics Division of the Ministry of Finance and Corporate Relations. Data in these tables are obtained from the Office of the Superintendent of Bankruptcy of the Federal Department of Consumer and Corporate Affairs, and the Registrar of Companies of the Ministry of Finance and Corporate Relations.

HOTEL / MOTEL ROOM EXPENDITURES IN GREATER VANCOUVER, 1985-1990

DATE yr|month	Monthly Room Rental Expenditures (Millions of Current $)	Monthly Consumer Price Index (1981=100)	Monthly Room Rental Expenditures (Millions of 1981 $)	Yearly Room Rental Expenditures (Millions of Current $)	Yearly Room Rental Expenditures (Millions of 1981 $)
1985	*15.19	*125.2	*12.13	182.22	145.54
1986	*27.91	*129.3	*21.59	334.90	259.01
1987	*19.61	*133.3	*14.71	235.37	176.57
1988	*22.33	*138.1	*16.17	267.96	194.03
1989|01	15.10	140.8	10.72		
1989|02	17.52	141.5	12.38		
1989|03	20.73	142.3	14.57		
1989|04	20.00	141.9	14.09		
1989|05	27.28	143.3	19.04		
1989|06	32.34	143.7	22.51		
1989|07	33.06	144.7	22.85		
1989|08	42.38	145.2	29.19		
1989|09	33.71	145.9	23.10		
1989|10	24.77	146.6	16.90		
1989|11	20.70	147.0	14.08		
1989|12	15.60	147.2	10.60		
1989	*25.26	*144.2	*17.50	303.19	210.26
1990|01	17.39	148.8	11.69		
1990|02	19.56	149.7	13.07		
1990|03	24.12	150.3	16.05		
1990|04	23.32	150.6	15.48		
1990|05	32.34	151.2	21.39		
1990|06	38.83	151.9	25.56		
1990	*25.93	*150.7	*17.21	**155.56	**103.22

NOTES:
* Denotes an Average for the Year
** Denotes Year-To-Date

The Planning and Statistics Division is currently modifying its Tourism Room Rentals Survey. Up-to-date information for Greater Vancouver is unavailable at the present time.

SOURCE:
Planning and Statistics Division, Government of British Columbia

RETAIL SALES AND CONSUMER PRICE INDEX FOR THE VANCOUVER CMA, 1983-1991

DATE yr|month	Total Retail Trade (Thousands of Current $)	Monthly Consumer Price Index (1981=100)	Total Retail Trade (Thousands of 1981 $)
1983	6,169,366	*116.7	5,286,518
1984	6,641,994	*121.3	5,475,675
1985	7,157,916	*125.2	5,717,185
1986	7,858,811	*129.3	6,077,967
1987	8,736,147	*133.3	6,553,749
1988	9,422,637	*138.1	6,824,042
1989	10,473,950	*144.2	7,256,372
1990|01	N.A.	148.8	N.A.
1990|02	N.A.	149.7	N.A.
1990|03	N.A.	150.3	N.A.
1990|04	N.A.	150.6	N.A.
1990|05	N.A.	151.2	N.A.
1990|06	N.A.	151.9	N.A.
1990|07	N.A.	152.3	N.A.
1990|08	N.A.	152.6	N.A.
1990|09	N.A.	153.6	N.A.
1990|10	N.A.	154.1	N.A.
1990|11	N.A.	155.3	N.A.
1990|12	N.A.	154.7	N.A.
1990	N.A.	*152.1	N.A.
1991|01	N.A.	159.0	N.A.
1991|02	N.A.	159.3	N.A.
1991|03	N.A.	159.4	N.A.
1991|04	N.A.	159.4	N.A.
1991|05	N.A.	159.7	N.A.
1991	N.A.	*159.4	N.A.

NOTES:
* Denotes an Average for the Year
Statistics Canada is currently modifying its Retail Survey. New data for Greater Vancouver should be available in 1991.

SOURCE:
CANSIM DATA Statistics Canada

TRANSIT RIDERSHIP IN GREATER VANCOUVER, 1987-1991

REVENUE RIDERSHIP

DATE	BUS	SKYTRAIN	SEABUS	TOTAL
1987	88,068,516	11,915,925	1,826,051	101,810,492
1988	89,946,263	13,035,058	1,847,065	104,828,386
1989	93,609,031	14,508,925	1,924,391	110,042,347
1990|01	7,986,307	1,229,462	142,042	9,357,811
1990|02	8,275,046	1,296,676	181,333	9,753,055
1990|03	8,624,266	1,538,568	176,334	10,339,168
1990|04	8,013,560	1,560,613	157,074	9,731,247
1990|05	8,220,408	1,495,764	167,468	9,883,640
1990|06	8,138,602	1,539,469	179,653	9,857,724
1990|07	8,248,856	1,632,884	218,432	10,100,172
1990|08	8,943,583	1,723,410	233,970	10,900,963
1990|09	8,262,292	1,674,865	159,259	10,096,416
1990|10	8,738,800	1,615,444	164,538	10,518,782
1990|11	8,746,331	1,712,334	147,839	10,606,504
1990|12	8,342,255	1,582,938	144,239	10,069,432
1990	100,540,306	18,602,427	2,072,181	121,214,914
1991|01	9,397,594	1,429,313	158,420	10,985,327
1991|02	8,224,944	1,578,868	148,751	9,952,563
1991|03	8,392,402	1,531,572	162,581	10,086,555
1991|04	8,423,646	1,549,897	165,210	10,138,753
1991|05	8,817,570	1,525,700	170,535	10,513,805

BOARDED RIDERSHIP

DATE	BUS	SKYTRAIN	SEABUS	TOTAL
1987	144,784,622	32,922,055	3,496,916	181,203,593
1988	147,682,812	22,865,374	3,834,928	174,383,114
1989	153,978,678	25,477,985	3,972,435	183,429,098
1990|01	13,140,471	2,132,892	292,108	15,565,471
1990|02	13,617,165	2,255,072	373,030	16,245,267
1990|03	14,189,856	2,652,475	362,724	17,205,055
1990|04	13,185,337	2,755,131	325,718	16,266,186
1990|05	13,523,087	2,624,431	347,416	16,494,934
1990|06	13,387,777	2,702,125	372,926	16,462,828
1990|07	13,571,677	2,910,335	451,232	16,933,244
1990|08	14,713,871	3,062,934	483,358	18,260,163
1990|09	13,603,460	2,958,710	328,920	16,891,090
1990|10	14,390,918	2,818,330	338,813	17,548,061
1990|11	14,689,113	3,047,698	310,034	18,046,845
1990|12	14,012,533	2,807,803	301,905	17,122,241
1990	166,025,265	32,727,936	4,288,184	203,041,385
1991|01	15,787,278	2,534,349	331,409	18,653,036
1991|02	13,816,847	2,815,631	312,248	16,944,726
1991|03	14,096,802	2,762,670	340,467	16,859,472
1991|04	13,869,658	2,723,897	341,943	16,935,498
1991|05	14,512,875	2,679,761	353,350	17,545,986

NOTES:
REVENUE RIDERSHIP counts riders on the system by mode where the fare was paid (i.e. number of system users).
BOARDED RIDERSHIP counts all riders using the system including transferees from other modes (i.e. number of trips).

SOURCE:
BC Transit

The People of the Region

Greater Vancouver is the third largest metropolitan centre in Canada. Its population of more than 1.5 million is approximately half that of the province. Regional population growth has been consistently strong over the past twenty years. By the turn of the next century, Greater Vancouver is expected to have a population of 1.8 million.

Suburban portions of Greater Vancouver are growing at extremely high rates. Surrey experienced an increase of 23.3 percent between the 1986 and 1990, among the highest rates in British Columbia.

POPULATION FORECASTS BY AGE GROUPS (p. 29)

Population growth is the result of natural increase (the number of births minus the number of deaths) and net migration (the number of people who move to Greater Vancouver minus the number of people who move away from Greater Vancouver). There will be a significant increase in seniors as the post-war "baby boom" generation ages.

SELECTED POPULATION CHARACTERISTICS OF THE REGION, 1986 (pp. 30-31)

The region is composed of a large mix of ethnic groups, reflecting Greater Vancouver's strategic geographical proximity to a number of world urban centres and trading partners. The people speak different languages and follow the many traditions of their native lands. Because of the rather unique characteristics of the people of the region, Greater Vancouver's labour force is able to offer diverse skills and experiences to potential employers.

POST-SECONDARY STUDENT ENROLMENT (p. 32)

Greater Vancouver is home to a number of key post-secondary educational institutions. Indeed, the universities, colleges and BCIT attract students from communities throughout British Columbia and beyond.

POPULATION FORECASTS BY AGE GROUPS, VANCOUVER CMA 1981-2011

AGE GROUPS	ACTUAL 1981	ACTUAL 1986	ACTUAL % OF Population	FORECASTS 1991	FORECASTS 1996	FORECASTS 2001	FORECASTS 2006	FORECASTS 2011
0 - 4	77,837	90,669	6.57%	104,300	112,400	112,700	113,500	117,300
5 - 9	77,615	81,831	5.93%	91,600	104,900	112,900	113,200	114,000
10 - 14	87,751	81,452	5.90%	91,200	98,500	111,800	119,800	120,100
15 - 19	104,389	94,137	6.82%	93,800	100,400	107,700	120,900	128,900
20 - 24	120,750	118,772	8.61%	116,800	110,700	117,200	124,500	137,700
25 - 29	118,356	131,406	9.52%	148,200	138,800	132,600	139,100	146,400
30 - 34	116,128	125,199	9.07%	154,100	165,000	155,500	149,400	155,900
35 - 39	91,284	119,487	8.66%	140,000	164,800	175,700	166,300	160,200
40 - 44	65,050	93,008	6.74%	127,800	145,800	170,500	181,300	172,000
45 - 49	68,890	75,984	5.51%	97,900	130,800	148,700	173,200	183,900
50 - 54	68,785	69,257	5.02%	79,300	99,600	131,900	149,600	173,700
55 - 59	66,839	67,882	4.92%	70,900	79,700	99,500	130,800	147,900
60 - 64	57,383	64,299	4.66%	67,300	69,500	77,800	96,600	126,400
65 - 69	51,391	54,193	3.93%	61,700	63,800	65,800	73,500	90,900
70 - 74	38,382	46,152	3.34%	49,800	56,100	57,800	59,500	66,400
75 - 79	26,537	31,678	2.30%	40,000	42,800	47,900	49,200	50,600
80 - 84	16,396	19,332	1.40%	25,300	31,100	33,400	37,000	37,900
85 - 89	9,112	9,926	0.72%	13,000	16,500	20,100	21,600	23,600
90+	5,322	5,508	0.40%	6,500	7,600	9,300	11,200	12,400
TOTAL	1,268,197	1,380,170	100.00%	1,579,500	1,738,800	1,888,800	2,030,200	2,166,200

SOURCES:
1. Statistics Canada;
2. GVRD, Development Services Department

SELECTED POPULATION CHARACTERISTICS OF THE REGION, 1986

	Vancouver CMA	Burnaby	Coquitlam	Delta	Langley City	Langley Township	Maple Ridge	New Westminster	North Vancouver City
TOTAL POPULATION	1,380,170	145,161	69,291	79,610	16,557	53,434	36,023	39,972	35,698
BY HOME LANGUAGE									
Single Responses	1,285,565	133,950	64,660	76,100	16,020	51,880	34,405	37,030	33,730
Multiple Responses	76,875	8,695	2,840	3,080	325	1,150	900	1,700	1,630
Single Responses	1,285,565	133,950	64,660	76,100	16,020	51,880	34,405	37,030	33,730
English	1,140,835	119,875	60,970	72,280	15,440	50,585	33,735	35,440	31,875
French	4,740	385	395	200	85	70	95	95	105
Non-official Languages	139,990	13,685	3,290	3,620	495	1,220	575	1,500	1,755
Chinese	63,655	4,775	1,080	440	120	270	155	235	95
Punjabi	15,370	1,035	155	1,250	0	245	10	375	90
German	6,100	355	215	350	55	355	80	90	130
Italian	8,025	2,080	115	60	0	25	45	70	155
Portuguese	3,185	185	20	155	0	10	5	65	15
Other Languages	43,655	5,255	1,705	1,365	320	320	280	655	1,265
ETHNIC ORIGIN									
Single Origins	879,675	94,405	40,885	47,045	9,700	31,130	19,780	24,295	21,470
British	392,650	39,395	20,130	25,985	5,710	17,945	12,270	12,990	12,555
French	29,310	2,840	2,595	1,475	510	1,115	940	1,205	655
German	60,435	5,550	2,860	4,260	905	3,530	1,870	1,420	1,160
Chinese	100,335	9,825	2,040	1,140	140	285	430	575	395
South Asian	45,710	5,345	1,675	2,985	65	700	160	1,425	570
Dutch	25,210	2,260	1,185	1,770	655	2,510	850	820	510
Aboriginal	8,975	655	285	310	75	240	110	360	525
Other Single origins	217,050	28,540	10,115	9,125	1,640	4,805	3,150	5,490	5,100
Multiple origins	428,770	48,230	26,615	32,135	6,650	21,895	15,520	14,435	13,890
BY PLACE OF BIRTH									
Non-immigrant population	970,595	103,320	53,105	61,630	13,470	44,340	29,555	30,710	25,820
Born in BC	616,065	67,715	34,970	39,595	8,520	30,115	19,715	18,440	15,620
Born in Rest of Canada	354,530	35,605	18,135	22,035	4,950	14,225	9,840	12,270	10,200
Immigrant Population	391,845	39,320	14,390	17,555	2,880	8,685	5,745	8,025	9,545
United States	23,925	2,120	955	1,380	225	745	470	735	755
Other Americas	12,010	890	610	490	70	275	75	290	355
United Kingdom	90,690	7,955	3,760	5,645	1,130	2,980	2,440	2,440	3,415
Other European	108,985	13,075	4,265	5,480	1,015	3,395	2,050	2,575	3,040
Africa	12,045	2,145	680	345	20	135	50	155	510
Asia	129,420	11,645	3,590	3,500	330	960	420	1,565	1,230
Other	14,770	1,490	530	715	85	195	240	270	235

SOURCE:
1986 Census, Statistics Canada

SELECTED POPULATION CHARACTERISTICS OF THE REGION, 1986

	North Vancouver District	Pitt Meadows	Port Coquitlam	Port Moody	Richmond	Surrey	Vancouver	West Vancouver	White Rock
TOTAL POPULATION	68,241	8,004	29,115	15,754	108,492	181,447	431,147	36,266	14,387
BY HOME LANGUAGE									
Single Responses	65,710	7,735	27,820	15,365	101,070	171,500	390,795	34,370	13,525
Multiple Responses	2,080	265	1,050	380	6,890	8,785	35,110	1,360	325
Single Responses	65,710	7,735	27,820	15,365	101,070	171,500	389,665	34,370	13,525
English	62,820	7,465	26,820	14,710	88,985	161,220	302,330	32,880	13,210
French	190	0	35	55	335	400	2,085	120	35
Non-official Languages	3,035	265	970	600	11,750	9,885	85,245	1,365	280
Chinese	525	25	190	65	5,395	1,450	48,440	265	10
Punjabi	55	130	270	0	1,580	3,935	6,230	0	0
German	370	25	110	80	655	745	1,940	300	135
Italian	165	15	15	40	130	250	4,680	150	0
Portuguese	15	10	10	5	220	80	2,385	0	5
Other Languages	1,905	60	370	410	3,775	3,415	21,575	650	135
ETHNIC ORIGIN									
Single Origins	39,875	4,760	15,975	8,730	71,800	109,815	301,555	22,070	9,150
British	24,165	2,555	9,310	5,090	29,915	55,155	95,945	14,405	6,130
French	1,050	155	585	415	1,825	4,555	8,375	530	330
German	2,970	485	1,405	665	5,680	10,170	14,745	1,375	1,000
Chinese	1,425	100	490	220	8,975	2,580	70,505	880	85
South Asian	1,305	200	740	165	6,095	7,995	15,870	310	10
Dutch	850	505	450	195	2,300	5,530	3,970	445	255
Aboriginal	135	20	95	120	250	680	5,075	20	20
Other Single origins	7,970	735	2,910	1,855	16,755	23,150	87,070	4,105	1,310
Multiple origins	27,915	3,240	12,890	7,010	36,160	70,470	123,115	13,665	4,700
BY PLACE OF BIRTH									
Non-immigrant population	50,060	6,445	23,100	12,835	73,955	140,980	257,745	24,330	10,220
Born in BC	31,875	4,515	16,545	8,380	47,210	91,125	156,720	14,460	4,590
Born in Rest of Canada	18,185	1,930	6,555	4,455	26,745	49,855	101,025	9,870	5,630
Immigrant Population	17,730	1,560	5,770	2,905	34,005	39,315	166,930	11,400	3,630
United States	1,355	75	320	315	1,535	2,580	8,640	990	385
Other Americas	470	50	105	120	1,160	1,205	5,450	270	50
United Kingdom	6,160	595	2,260	935	7,575	11,200	24,830	4,870	1,755
Other European	5,060	555	1,630	900	7,900	12,430	40,900	2,795	1,185
Africa	1,495	25	165	160	1,585	715	3,355	425	10
Asia	2,565	250	1,020	410	12,960	9,895	76,760	1,760	145
Other	620	10	260	75	1,280	1,290	6,990	295	100

SOURCE:
1986 Census, Statistics Canada

POST-SECONDARY STUDENT ENROLMENT IN THE GREATER VANCOUVER REGION, 1980/81-1990/91

School YEAR	Univ. of B.C.	Simon Fraser Univ.	B.C. Inst. of Tech.	Emily Carr Coll. of Art/ Design	COMMUNITY COLLEGES					TOTALS	
					Capi-lano	Douglas	Fraser Valley	Kwant-len	V.C.C.	GVRD	BC
1980-1981	26,179	10,874	15,603	540	3,225	5,597	1,518	N.A.	6,706	70,242	97,530
1981-1982	26,651	11,424	14,633	482	3,377	2,718	1,523	2,732	6,731	70,271	99,539
1982-1983	27,309	12,196	13,888	509	3,495	2,880	1,601	3,045	7,158	72,081	105,111
1983-1984	28,317	12,679	13,169	671	3,540	3,660	1,929	3,268	7,227	74,460	109,052
1984-1985	27,494	12,478	14,000	651	3,798	4,084	2,074	3,302	7,045	74,926	108,362
1985-1986	27,321	12,658	13,067	923	4,091	4,128	2,014	3,312	7,126	74,640	109,326
1986-1987	26,859	12,869	12,464	657	3,779	4,133	2,152	3,135	7,535	73,583	109,051
1987-1988	27,294	13,898	13,758	1,026	4,120	4,674	2,225	3,502	7,855	78,352	116,560
1988-1989	27,849	14,239	13,507	994	4,653	5,236	2,645	3,937	7,771	80,831	120,363
1989-1990	28,461	15,923	13,531	1,201	4,900	5,532	2,602	4,137	7,395	83,682	127,288
1990-1991	29,743	16,290	13,232	1,102	4,820	5,626	2,722	5,160	5,862	84,557	N.A.

NOTES:

* Data is applicable to Full-Time and Part-Time Student Enrolment in Non-Vocational Programs, including University Transfer, Career/Technical, General Studies and College Preparatory Programs.

** UBC data as at November 1. SFU data as at October 1. Data from BCIT, Emily Carr and Community Colleges as at October 31.

SOURCE:

B.C. Ministry of Advanced Education,Training and Technology, University and College Statistical Reports.

THE GREATER VANCOUVER MUNICIPALITIES

The Municipalities

Having established key economic statistics about the region as a whole in the previous section, we also have information about each of the municipalities within the GVRD. Please note that the City of Langley and Township of Langley did not join the GVRD until January 1989. However, both of these communities, along with Pitt Meadows and Maple Ridge, are included in the Vancouver CMA.

INCORPORATION DATA, AREA, AND ASSESSED VALUES (p. 36)

There are eighteen municipalities in the GVRD as shown on the accompanying map. New Westminster (incorporated in 1860) is the oldest while Anmore (incorporated in 1987) is the newest. The City of Vancouver has the largest population while the Village of Belcarra has the smallest. The District of Surrey is the largest in area while the Village of Lions Bay is the smallest.

The assessed values of property approximate the level of investment in land and improvements to land (buildings and structures). While there is a lag in the reflection of market values in assessment data, owing to the two-year valuation cycle, the mandate of the Assessment Authority of British Columbia is to value property at market prices.

DEVELOPMENT ACTIVITY (pp. 38-41; 46)

The picture of Greater Vancouver is not complete without considering the physical changes in the landscape. The growth in population, households, jobs and economic activity generate a demand for the construction of residential units, as well as commercial and industrial building stock.

In this section we present statistics on building permits, commercial and industrial floorspace, and the assessed value of properties used for municipal property taxation. These data provide an indication of the amount of investment in the economic development of Greater Vancouver.

The building permit data show the relative proportion of construction in the residential, commercial and industrial sectors.

BUSINESS LICENCES (p. 42)

Over 98,000 business licences were issued in the Vancouver CMA in 1990. The number of business licences issued by municipalities and the percentage change over 1989, within the Vancouver CMA, are shown on a table.

INDUSTRIAL PARKS (pp. 43-45)

The stock of industrial buildings is dispersed throughout most municipalities in the region. Some industrial buildings are located in the older, established areas where industries first located. Over the past thirty years a new form of industrial development emerged --- the industrial park. Industrial parks vary in size and type of industrial activity permitted by municipal zoning regulations. Most industrial parks are found in developing suburban municipalities.

HOUSING (pp. 47-51)

The largest proportion of construction investment is in the residential sector. This investment is spurred by the demand for new dwellings resulting from the growing population of our metropolitan community.

Housing starts in the Vancouver CMA have surpassed the levels experienced in 1980 and 1981. For the past eight years, more than half of the housing starts in British Columbia were located within the Vancouver CMA. Vancouver and Surrey lead the municipalities in the metropolitan area, followed closely by Richmond.

Rental accommodation data have also been included. Apartment rental rates and vacancy rates are also indicators of the demand for housing in the metropolitan area.

Housing prices also appear in this document. A quarterly review of median prices for single-detached houses and condominiums is presented.

POPULATION AND HOUSEHOLD TRENDS AND FORECASTS (pp. 52-55)

The trends for population and households are the actual figures from the Census of Canada, conducted over the period 1961 through 1986. The forecasts match the five-year intervals of the census. Population and household forecasts were generated by the GVRD.

LABOUR FORCE AND EMPLOYMENT TRENDS AND FORECASTS (pp. 56-57)

The chief means of acquiring income in British Columbia is through employment. Over seventy percent of personal income is generated by having a job.

The Greater Vancouver labour market, like most other metropolitan economies in North America, is changing. The changes are occurring in the characteristics of jobs as well as in the make-up of the labour force. Employment has shifted from goods producing occupations to the service sector jobs. The labour force has grown dramatically, and women are participating in the labour market at a significantly higher rate.

The following tables present data on the labour market from two perspectives: Labour Force and Employment. Labour Force data show the number of people who are ready, willing and able to work for money wages, whether they are employed or not. Hence, the Labour Force statistics will include full-time, part-time, and unemployed persons. These figures are an estimation of labour supply. On the other hand, the Employment data refer to the demand for labour. These statistics measure the type and classification for the jobs held by the employed labour force.

MOTOR VEHICLES (pp. 58-61)

The number of motor vehicles registered and insured in the GVRD is growing at a rate faster than the increase in population. This is especially true of vehicles used by commuters driving to and from work.

REVENUE CANADA TAXATION STATISTICS (p. 62)

According to income tax returns, the average incomes of individuals in the metropolitan area have grown from the period 1984 through 1988. These figures have not been adjusted for inflation.

GREATER VANCOUVER MUNICIPALITIES

MUNICIPALITIES	Incorporation Date (M-D-Y)	Population Estimates 1990 *	Area** (Hectares)	1990 ASSESSED PROPERTY VALUES: Number Of Properties (All Property Classifications)	1990 ASSESSED PROPERTY VALUES: Actual TOTAL Values (Current $)
ANMORE	12/7/1987	668	495.8	291	26,133,791
BELCARRA	8/22/1979	577	561.1	354	46,361,161
BURNABY	9/22/1892	153,793	10,674.0	45,667	8,066,656,438
COQUITLAM	7/25/1891	81,823	15,257.3	24,340	3,315,931,151
DELTA	11/10/1879	84,866	36,432.7	27,882	3,938,363,539
LANGLEY CITY	3/15/1955	18,401	1,018.2	5,400	715,012,247
LANGLEY TOWNSHIP	4/26/1873	62,620	31,765.3	23,153	2,249,401,811
LIONS BAY	1/2/1971	1,198	286.7	523	87,728,640
MAPLE RIDGE	9/12/1874	46,578	26,710.2	16,303	1,543,360,636
NEW WESTMINSTER	7/16/1860	42,788	2,200.2	11,563	1,789,582,674
NORTH VANCOUVER CITY	5/13/1907	38,314	1,267.3	10,583	2,055,589,222
NORTH VANCOUVER DISTRICT	8/10/1891	74,244	17,819.3	24,610	4,059,456,486
PITT MEADOWS	4/1/1914	10,341	5,004.5	3,727	331,151,917
PORT COQUITLAM	3/7/1913	34,185	3,101.7	11,109	1,241,252,284
PORT MOODY	3/7/1913	16,794	2,098.0	5,583	713,273,602
RICHMOND	11/10/1879	122,106	16,806.8	41,971	7,130,094,837
SURREY	11/10/1879	223,784	37,140.0	75,640	8,666,650,397
VANCOUVER	4/6/1886	455,908	11,614.9	118,510	31,413,268,067
WEST VANCOUVER	3/15/1912	38,848	9,893.7	14,220	4,094,229,886
WHITE ROCK	4/15/1957	15,642	1,401.5	6,472	796,717,288
Electoral Area 'A' (U.E.L.)	Unincorporated	3,700	1,400.0	500	261,958,566
Electoral Area 'B'	Unincorporated	800	86,894.2	678	41,437,838
Electoral Area 'C' (Bowen Isl.)	Unincorporated	2,100	5,020.0	1,650	134,433,104
TOTALS GVRD		1,477,760	293,148.7	450,699	80,843,532,829
TOTALS CMA		1,534,679	324,863.4	470,729	82,718,045,382

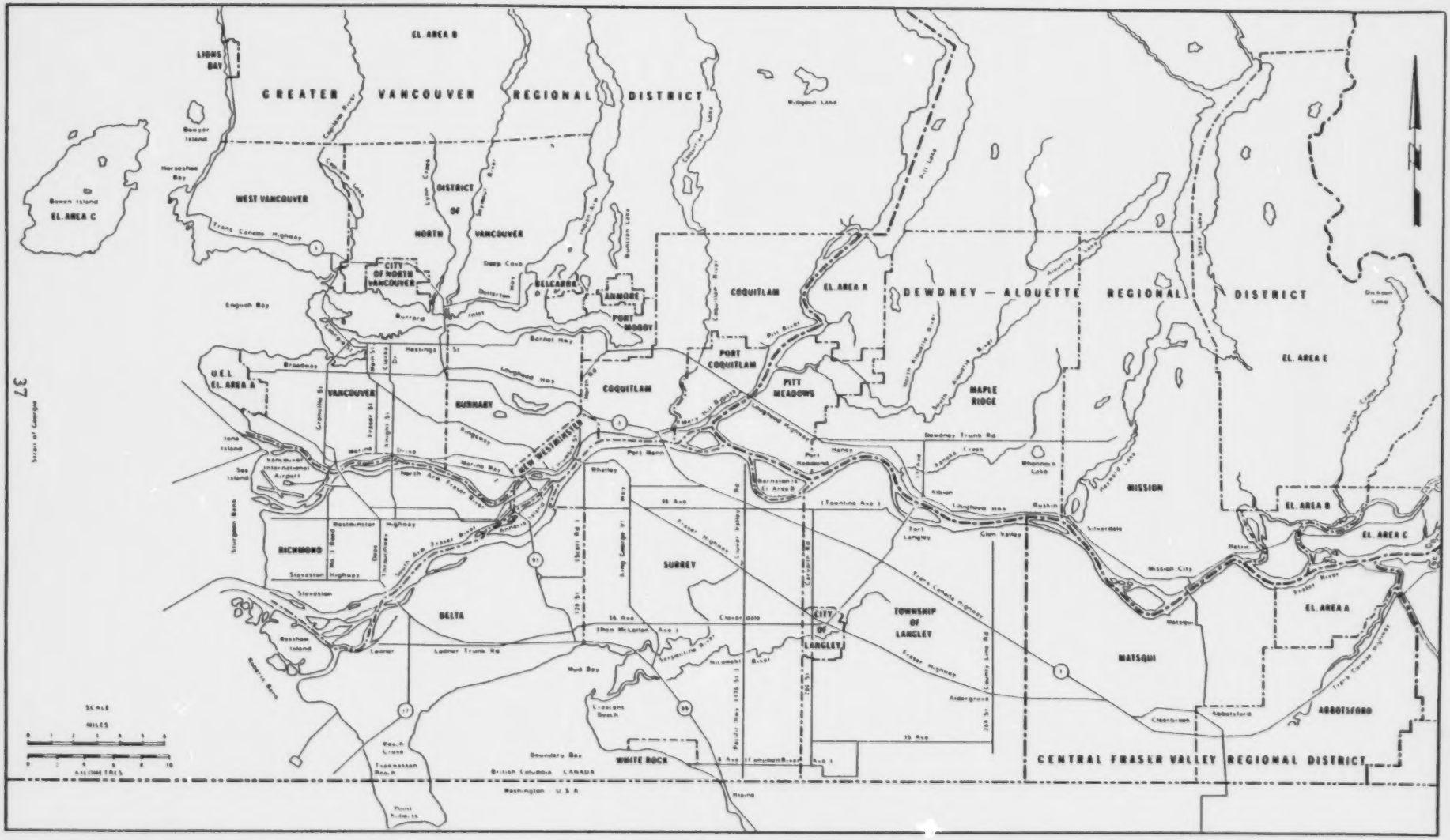
NOTES:

* Population estimates are for June 1st, 1990. Population figures for the unincorporated areas are from the individual administration offices. GVRD and CMA totals include the population of Indian Reserves, estimated at 4,602.

** Area figures include land and water.

SOURCES:

1. 1990 Authenticated Assessments by Municipality, British Columbia Assessment Authority, January 1990.
2. Planning and Statistics Division, Government of British Columbia, October 1990.


GREATER VANCOUVER REGIONAL DISTRICT
DEWDNEY — ALOUETTE REGIONAL DISTRICT
CENTRAL FRASER VALLEY REGIONAL DISTRICT
EL. AREA B
LIONS BAY
EL. AREA C
WEST VANCOUVER
DISTRICT OF NORTH VANCOUVER
CITY OF NORTH VANCOUVER
BELCARRA
ANMORE
PORT MOODY
COQUITLAM
EL. AREA A
PORT COQUITLAM
PITT MEADOWS
MAPLE RIDGE
EL. AREA E
U.E.L. EL. AREA A
VANCOUVER
BURNABY
NEW WESTMINSTER
RICHMOND
SURREY
DELTA
WHITE ROCK
CITY OF LANGLEY
TOWNSHIP OF LANGLEY
MATSQUI
ABBOTSFORD
MISSION
EL. AREA D
EL. AREA C
EL. AREA A
Trans Canada Highway
Fraser Highway
Lougheed Hwy
Dewdney Trunk Rd
Lougheed Highway
Marine Drive
Stevenston Highway
Westminster Highway
Boundary Bay
British Columbia CANADA
Washington U.S.A.
SCALE
MILES
KILOMETRES

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TOTAL ANNUAL BUILDING PERMIT VALUES, 1983-1990

YEAR	1983	1984	1985	1986
MUNICIPALITIES	$	$	$	$
BURNABY	129,220,269	149,031,815	130,490,085	168,988,510
COQUITLAM	76,029,205	47,081,510	54,364,594	98,113,717
DELTA	51,121,046	44,870,251	56,551,332	56,447,533
LANGLEY CITY	10,161,100	8,677,935	6,921,640	5,742,215
LANGLEY TOWNSHIP	51,626,135	36,887,538	49,323,906	78,476,397
NEW WESTMINSTER	31,629,611	26,007,774	50,521,293	34,257,567
NORTH VANCOUVER CITY	25,787,813	21,441,133	66,203,348	43,737,716
NORTH VANCOUVER DISTRICT	47,298,735	47,966,600	54,342,850	46,271,000
PORT COQUITLAM	13,942,970	5,022,601	8,712,736	28,874,839
PORT MOODY	7,941,110	5,336,392	13,882,686	7,286,435
RICHMOND	98,885,879	81,399,827	112,217,570	134,291,035
SURREY	222,757,686	174,314,063	214,508,578	309,585,798
VANCOUVER / UEL	550,031,974	713,136,563	589,459,640	466,057,009
WEST VANCOUVER	32,546,037	35,997,741	36,994,431	60,247,080
WHITE ROCK	12,518,690	12,390,498	9,453,412	29,300,521
TOTAL GVRD PERMIT VALUES ($)	1,361,498,260	1,409,562,241	1,453,948,101	1,567,677,372

YEAR	1987	1988	1989	1990
MUNICIPALITIES	$	$	$	$
BURNABY	193,770,017	267,762,165	331,319,402	364,244,942
COQUITLAM	105,834,715	126,297,546	151,114,783	128,167,405
DELTA	89,935,850	224,031,740	177,464,000	141,524,000
LANGLEY CITY	19,147,440	34,139,894	29,164,300	25,100,740
LANGLEY TOWNSHIP	82,908,707	94,215,758	134,561,879	115,168,776
NEW WESTMINSTER	61,934,248	82,532,633	174,081,885	106,198,632
NORTH VANCOUVER CITY	43,159,894	47,160,949	67,518,706	63,827,637
NORTH VANCOUVER DISTRICT	54,737,500	77,635,300	79,968,000	96,370,000
PORT COQUITLAM	44,628,480	60,374,758	60,707,855	73,021,000
PORT MOODY	11,750,780	14,016,164	47,722,073	27,664,786
RICHMOND	162,048,199	303,534,359	357,327,120	247,423,335
SURREY	368,119,102	501,908,051	658,013,136	604,329,242
VANCOUVER / UEL	621,738,789	778,249,161	1,004,544,161	862,110,292
WEST VANCOUVER	69,141,002	79,279,937	87,248,900	73,388,113
WHITE ROCK	26,670,920	21,723,280	21,743,185	19,296,130
TOTAL GVRD PERMIT VALUES ($)	1,955,525,643	2,712,861,695	3,382,499,385	2,947,835,030

SOURCES:
1. GVRD, Development Services Department
2. GVRD Municipalities

ANNUAL COMMERCIAL BUILDING PERMIT VALUES, 1983-1990

YEAR	1983	1984	1985	1986
MUNICIPALITIES	$	$	$	$
BURNABY	22,893,208	32,418,032	29,010,767	56,036,679
COQUITLAM	10,678,945	7,427,550	4,885,290	14,970,100
DELTA	5,618,743	6,069,656	9,113,902	5,887,780
LANGLEY CITY	3,592,800	5,546,135	2,268,000	1,474,840
LANGLEY TOWNSHIP	2,121,474	1,409,270	2,429,750	1,903,330
NEW WESTMINSTER	1,704,650	2,654,511	10,456,088	7,544,903
NORTH VANCOUVER CITY	9,869,550	6,288,065	36,695,080	17,410,440
NORTH VANCOUVER DISTRICT	4,055,600	9,217,500	4,163,216	4,698,800
PORT COQUITLAM	1,389,469	389,826	624,031	2,906,581
PORT MOODY	913,900	1,046,300	2,479,000	1,116,500
RICHMOND	10,308,679	8,445,930	26,444,050	24,284,184
SURREY	12,622,110	14,331,412	19,569,818	26,030,422
VANCOUVER / UEL	175,768,583	232,116,488	120,621,488	124,887,053
WEST VANCOUVER	2,849,729	8,121,272	3,461,116	8,593,240
WHITE ROCK	1,183,845	3,247,077	351,472	613,610
TOTAL GVRD PERMIT VALUES ($)	265,571,285	338,729,024	272,573,068	296,570,889

YEAR	1987	1988	1989	1990
MUNICIPALITIES	$	$	$	$
BURNABY	62,962,238	117,645,491	81,574,048	94,498,989
COQUITLAM	7,751,647	16,380,717	11,410,835	27,233,495
DELTA	10,409,000	18,749,000	17,095,000	8,206,000
LANGLEY CITY	2,866,200	3,893,080	8,948,850	7,448,000
LANGLEY TOWNSHIP	9,756,974	8,431,361	11,300,455	13,310,500
NEW WESTMINSTER	13,561,507	24,102,411	10,798,499	30,141,805
NORTH VANCOUVER CITY	7,752,406	17,928,244	13,911,200	10,736,733
NORTH VANCOUVER DISTRICT	10,400,000	4,480,000	24,128,000	20,245,000
PORT COQUITLAM	1,562,700	727,000	4,600,000	2,564,000
PORT MOODY	444,576	917,486	854,500	3,049,220
RICHMOND	17,319,707	62,784,557	79,927,922	53,481,423
SURREY	36,654,441	49,002,575	45,141,313	74,867,840
VANCOUVER / UEL	158,854,713	190,760,246	276,094,774	143,711,086
WEST VANCOUVER	2,284,000	2,185,314	4,891,600	1,365,875
WHITE ROCK	1,172,300	1,695,800	984,850	1,128,240
TOTAL GVRD PERMIT VALUES ($)	343,752,409	519,683,282	591,661,846	491,988,206

SOURCE:
1. GVRD Development Services
2. GVRD Municipalities

GREATER VANCOUVER COMMERCIAL / INDUSTRIAL FLOORSPACE (including Pipeline), to end of December 1990

MUNICIPALITIES (Stock) = completed retail development (Pipeline) = development proposed or under construction	1 OFFICE FLOORSPACE (square feet)	2* RETAIL SHOPPING CENTRES (square feet)	3 OTHER RETAIL FLOORSPACE (square feet)	TOTAL (1+2+3) COMMERCIAL FLOORSPACE (square feet)	TOTAL INDUSTRIAL FLOORSPACE (square feet)
BURNABY (Stock)	5,227,803	2,247,718	3,220,694	10,696,215	17,722,906
Pipeline	*288,160*	*75,000*	*44,471*	*407,631*	*691,931*
Totals	**5,515,963**	**2,322,718**	**3,265,165**	**11,103,846**	**18,414,837**
COQUITLAM (Stock)	613,488	1,279,239	1,576,507	3,469,234	2,999,477
Pipeline	*29,000*	*30,000*	*72,043*	*131,043*	*97,524*
Totals	**642,488**	**1,309,239**	**1,648,550**	**3,600,277**	**3,097,001**
DELTA (Stock)	924,103	1,160,624	1,059,196	3,143,923	7,259,619
Pipeline	*56,000*	*143,000*	*35,037*	*234,037*	*817,222*
Totals	**980,103**	**1,303,624**	**1,094,233**	**3,377,960**	**8,076,841**
LANGLEY CITY (Stock)	461,012	416,244	1,079,348	1,956,604	2,513,357
Pipeline	*0*	*0*	*6,264*	*6,264*	*27,450*
Totals	**461,012**	**416,244**	**1,085,612**	**1,962,868**	**2,540,807**
LANGLEY TOWNSHIP (Stock)	200,177	373,631	926,084	1,499,892	3,523,001
Pipeline	*15,940*	*39,070*	*54,125*	*109,135*	*184,479*
Totals	**216,117**	**412,701**	**980,209**	**1,609,027**	**3,707,480**
NEW WESTMINSTER (Stock)	1,689,441	558,470	2,082,645	4,330,556	4,567,516
Pipeline	*84,000*	*0*	*50,500*	*134,500*	*103,000*
Totals	**1,773,441**	**558,470**	**2,133,145**	**4,465,056**	**4,670,516**
NORTH VANCOUVER CITY (Stock)	1,484,229	568,082	1,582,063	3,634,374	1,639,301
Pipeline	*89,063*	*0*	*21,500*	*110,563*	*325,000*
Totals	**1,573,292**	**568,082**	**1,603,563**	**3,744,937**	**1,964,301**
NORTH VANCOUVER DISTRICT (Stock)	408,153	389,338	1,842,744	2,640,235	2,732,694
Pipeline	*0*	*51,000*	*2,600*	*53,600*	*22,920*
Totals	**408,153**	**440,338**	**1,845,344**	**2,693,835**	**2,755,614**
PORT COQUITLAM (Stock)	687,427	259,147	696,828	1,643,402	2,333,971
Pipeline	*0*	*0*	*5,700*	*5,700*	*114,712*
Totals	**687,427**	**259,147**	**702,528**	**1,649,102**	**2,448,683**
PORT MOODY (Stock)	111,911	108,555	433,203	653,669	2,096,895
Pipeline	*33,300*	*0*	*700*	*34,000*	*0*
Totals	**145,211**	**108,555**	**433,903**	**687,669**	**2,096,895**
RICHMOND (Stock)	4,701,555	1,903,716	2,848,038	9,453,309	22,765,569
Pipeline	*142,120*	*0*	*140,768*	*282,888*	*718,627*
Totals	**4,843,675**	**1,903,716**	**2,988,806**	**9,736,197**	**23,484,196**
SURREY (Stock)	1,907,012	2,785,829	4,094,624	8,787,465	8,975,804
Pipeline	*185,968*	*220,000*	*318,769*	*724,737*	*355,293*
Totals	**2,092,980**	**3,005,829**	**4,413,393**	**9,512,202**	**9,331,097**
VANCOUVER / UEL (Stock)	31,044,949	2,097,046	24,771,746	57,913,741	35,308,243
Pipeline	*1,998,798*	*0*	*721,787*	*2,720,585*	*286,847*
Totals	**33,043,747**	**2,097,046**	**25,493,533**	**60,634,326**	**35,595,090**
WEST VANCOUVER (Stock)	526,485	543,687	807,904	1,878,076	25,783
Pipeline	*78,774*	*0*	*12,666*	*91,440*	*0*
Totals	**605,259**	**543,687**	**820,570**	**1,969,516**	**25,783**
WHITE ROCK (Stock)	99,556	40,747	423,135	563,438	26,249
Pipeline	*0*	*0*	*11,689*	11,689	*0*
Totals	**99,556**	**40,747**	**434,824**	**575,127**	**26,249**
TOTAL GVRD STOCK	50,087,301	14,732,073	47,444,759	112,264,133	114,490,385
TOTAL GVRD PIPELINE	*3,001,123*	*558,070*	*1,498,619*	*5,057,812*	*3,745,005*
TOTAL GVRD FLOORSPACE	53,088,424	15,290,143	48,943,378	117,321,945	118,235,390

NOTES:
*Retail shopping centres includes retail development of 30,000+ square feet of floorspace.

SOURCE:
GVRD, Development Services Department.

ANNUAL INDUSTRIAL BUILDING PERMIT VALUES, 1983-1990

YEAR	1983	1984	1985	1986
MUNICIPALITIES	$	$	$	$
BURNABY	15,697,470	13,825,917	26,186,006	25,732,093
COQUITLAM	971,300	3,424,700	3,400,966	9,428,500
DELTA	8,141,638	9,623,300	7,243,850	14,043,350
LANGLEY CITY	675,500	389,000	1,388,000	511,500
LANGLEY TOWNSHIP	246,515	2,579,130	808,000	8,057,503
NEW WESTMINSTER	3,402,164	989,918	4,761,434	1,869,528
NORTH VANCOUVER CITY	3,969,080	2,285,641	6,070,628	514,416
NORTH VANCOUVER DISTRICT	1,118,200	1,193,900	3,653,484	212,200
PORT COQUITLAM	672,845	176,942	323,968	402,880
PORT MOODY	3,214,300	367,500	209,200	492,000
RICHMOND	13,123,350	24,645,022	21,570,522	20,399,905
SURREY	4,913,469	4,288,042	6,602,768	11,912,637
VANCOUVER / UEL	23,744,481	39,234,529	27,372,505	22,774,578
WEST VANCOUVER	0	0	0	0
WHITE ROCK	0	0	0	0
TOTAL GVRD PERMIT VALUES ($)	79,890,312	103,023,541	109,591,331	116,351,090

YEAR	1987	1988	1989	1990
MUNICIPALITIES	$	$	$	$
BURNABY	23,455,470	28,049,906	43,881,193	63,660,830
COQUITLAM	4,730,600	6,541,000	7,117,397	5,713,175
DELTA	10,314,700	49,012,900	50,088,000	55,279,000
LANGLEY CITY	3,900,290	2,330,000	2,168,000	2,753,800
LANGLEY TOWNSHIP	5,901,880	5,121,098	29,619,250	16,226,144
NEW WESTMINSTER	6,486,556	11,658,794	515,827	5,227,749
NORTH VANCOUVER CITY	5,570,595	13,103,500	6,373,500	5,050,050
NORTH VANCOUVER DISTRICT	N.A.	N.A.	N.A.	N.A.
PORT COQUITLAM	4,671,864	9,521,520	8,423,552	7,263,000
PORT MOODY	433,000	821,000	1,307,000	339,000
RICHMOND	38,067,529	42,502,661	65,647,147	44,182,532
SURREY	21,858,988	25,874,221	38,425,792	38,521,232
VANCOUVER / UEL	40,441,059	100,156,902	49,776,461	76,568,883
WEST VANCOUVER	0	0	0	0
WHITE ROCK	0	0	0	0
TOTAL GVRD PERMIT VALUES ($)	165,832,531	294,693,502	303,343,119	320,785,395

SOURCES:
1. GVRD, Development Services Department
2. GVRD Municipalities

TOTAL BUSINESS LICENCES ISSUED (NEW and RENEWALS) IN THE VANCOUVER CMA, 1989 AND 1990

MUNICIPALITIES	1989	1990	% CHANGE 1989-90
ANMORE	31	31	0.00%
BELCARRA	0	0	0.00%
BURNABY	7,494	7,887	5.24%
COQUITLAM	4,335	5,003	15.41%
DELTA	4,006	4,197	4.77%
LANGLEY CITY	1,405	1,534	9.18%
LANGLEY TOWNSHIP	2,147	2,586	20.45%
LIONS BAY	0	0	0.00%
MAPLE RIDGE	1,818	2,008	10.45%
NEW WESTMINSTER	3,500	3,300	-5.71%
NORTH VANCOUVER CITY	3,477	3,504	0.78%
NORTH VANCOUVER DISTRICT	4,400	5,264	19.64%
PITT MEADOWS	1,312	1,463	11.51%
PORT COQUITLAM	1,334	1,706	27.89%
PORT MOODY	800	1,034	29.25%
RICHMOND	6,348	6,890	8.54%
SURREY	7,697	8,608	11.84%
VANCOUVER	36,550	37,153	1.65%
WEST VANCOUVER	3,482	3,410	-2.07%
WHITE ROCK	3,134	2,567	-18.09%
VANCOUVER CMA	**93,270**	**98,145**	**5.23%**

SOURCES:
Permits and Licences Departments of the Municipalities within the Vancouver CMA.

INDUSTRIAL PARKS AND SITES, 1991

Classification Legend: L=light industrial, M=medium industrial, H=heavy industrial, C=commercial, P=ports, R & D=research and development, I=industrial lease site, O=office.

MUNICIPALITIES	INDUSTRIAL PARKS AND SITES	Classification	AREA SIZE (acres)
BURNABY	Abbey Woods Business Park	LM	47.0
	Big Bend Municipal Land	LM	35.0
	Boundary Road Marine Way Industrial Area	LM	30.0
	Central Industrial Valley	LMH	78.0
	CNR Big Bend Property	LMH	260.0
	Discovery Park - BCIT	R&D	37.0
	Discovery Park - SFU	R&D	24.0
	Eastbrook Executive Park	LCO	14.0
	Hastings East Industrial Area	L	36.0
	Lake City Industrial Park	LMH	30.0
	Lougheed/Boundary Industrial Park	L	37.0
	Marine Way Business Park	LM	15.0
	Westminster/Canada Way Area	LO	10.0
	Willingdon Business Park	LO	16.0
	Winston/Government Industrial Area	L	26.0
COQUITLAM	Cape Horn Business Park (2-44)		48.0
	Cape Horn Business Park (2-276)		44.0
	Cewe Site (Lougheed)		11.0
	Fraser Mills Industrial Park	LMH	217.6
	H.A. Roberts Site		11.0
	Mayfair Industrial Park	LMH	220.0
	School House Street (Vacant)		10.0
	Woolridge (Trans Canada)		8.0
DELTA	7911 Vantage Way	L	2.5
	7791 River Road	H	6.3
	9075 - 9108 River Road	LH	27.0
	9184 and 9150 River Road		30.0
	Annacis Business Park	LMH	1,199.4
	Delta Industrial Centre	LH	75.0
	Fraser Port	LMH	45.0
	Hopcot Road		50.0
	Tilbury Business Park III		38.0
LANGLEY CITY	201st and 96th Avenue		20.0
	Glover Road Industrial Park	M	42.5
	Langley Industrial Park		57.0
LANGLEY TOWNSHIP	401 Industrial Park	LM	75.0
	Aldergrove Industrial Park	L	203.0
	Gloucester Estates Industrial Park	LMH	700.0
	Johnstone Industrial Park		90.0
	Kanaka Subdivision		40.0
	Langley West Industrial Park	M	62.5
	Mufford Industrial Park	L	95.0
	North Langley Industrial Park	LM	5.2
	North Langley Industrial Park (#260)		20.0
	North West Langley Industrial Area		1,010.0
MAPLE RIDGE	25600 Lougheed Highway		66.0
	Albion Industrial Park	MH	190.0
	Maple Meadows Industrial Park	LMH	307.5
	Maple Meadows Industrial Park, Phase 2	LM	82.5
	Maple Ridge Industrial Reserve	MH	1,157.5

INDUSTRIAL PARKS AND SITES, 1991

Classification Legend: L=light industrial, M=medium industrial, H=heavy industrial, C=commercial, P=ports, R & D=research and development, I=industrial lease site, O=office.

MUNICIPALITIES	INDUSTRIAL PARKS AND SITES	Classification	AREA SIZE (acres)
NEW WESTMINSTER	New Westminster Industrial Park	MH	44.5
NORTH VANCOUVER CITY	North Vancouver Studios	I	13.7
	Capilano Business Park-Phase I (built)	I	2.9
	Capilano Business Park-Phase II (vacant)	I	2.9
	Fullerton Lands		69.1
	Crest Ventures	I	3.9
	Devron Hercules		2.6
	Neptune Terminals		71.6
	B.C. Transit Facility		4.1
	Pacific Truck and Trailer		4.1
	Marnet	I	3.9
	700 Block West 1st Street (vacant)		3.3
NORTH VANCOUVER DISTRICT	1st Avenue	L	5.7
	Bowser Avenue	L	7.2
	BC Hydro	M	7.2
	BC Rail	***	31.6
	Canadian International College	P	63.2
	Canadian National Railway	M	11.0
	Charles Street	L	4.0
	Crown Street	L	3.2
	Cutter Island	M	4.9
	District Work Yard	L	6.1
	Dollarton Highway	LMHP	78.1
	Ewen Street	LM	12.2
	Foreshore	M	16.5
	Front Street	LM	60.5
	Harbour Front	MP	97.2
	Indian Reserve No. 2	M	17.4
	Lillooet Road	H	11.7
	Lloyd Avenue	L	11.9
	Lynn Avenue	L	6.1
	Main Street	L	9.2
	National Harboursboard	MP	111.9
	Park Street	M	11.4
	Pemberton	L	9.3
	Riverside Drive	LMP	56.2
	Roosevelt Crescent	L	5.0
	Welch Street	L	18.0
	West 1st Street	L	2.6
PORT COQUITLAM	Davies Industrial Area		10.0
	Dominion Industrial Reserve		268.0
	Mary Hill Industrial Estate		648.0
	Meridian Industrial Park		60.0
PORT MOODY	Ioco Road		22.5
RICHMOND	Brighouse Industrial Estates	M	300.0
	Brighouse West Industrial Park-16 Buildings Road	L	30.0
	Brighouse Industrial Park		20.0
	Crestwood Corporate Centre	L	5.0
	Crestwood Industrial Park	L	600.0
	Crestwood Place	L	5.6
	Fraser Port	LMH	100.0
	Fraser River Industrial Park		45.0
	Mitchell Island Industrial Estate	L	30.0
	Nelson Road Industrial Park	M	122.5
	Nelson Road	H	32.5
	Nelson Road (#255)		122.5

Classification Legend: L=light industrial, M=medium industrial, H=heavy industrial, C=commercial, P=ports, R & D=research and development, I=industrial lease site, O=office.

MUNICIPALITIES	INDUSTRIAL PARKS AND SITES	Classification	AREA SIZE (acres)
RICHMOND	Riverfront Business Park	L	10.0
	Riverside Industrial Park	LM	40.0
	Shelter Island	LMH	80.0
	Westminster Highway Waterfront	M	20.0
SURREY	Bridgeview - East Bridgeview	L	65.0
	Cloverdale - BC Hydro Property	LM	70.0
	Cloverdale - McLellan Industrial Centre	MH	30.0
	Cloverdale - North Cloverdale Industrial Area	LM	26.0
	Fraser Port - Agwood	MH	3.0
	Fraser Port - Pacific Terminals	MH	37.0
	North Newton Industrial Centre	M	110.0
	Port Kells - 192 Street	M	11.2
	Port Kells - Conn Subdivision	M	31.0
	Port Kells - Mapa Property	M	12.6
	Port Kells - Trans CanadaIndustrial Park	M	12.5
	Port Kells - Viru Industrial Park	M	6.3
	Port Kells - Wells Subdivision	M	10.5
	South Westminster - 104th Avenue	M	30.0
	South Westminster - 110th Avenue	M	35.0
VANCOUVER	Discovery Park 22, UBC	R & D	50.0
	Fraserview Industrial Park	LC	25.0
	Vancouver Harbour Waterfront	H	8.0

NOTE:
Only industrial parks or sites greater than 2.5 acres are listed.

SOURCE:
1. BC Business Magazine
2. Building Owners and Managers Association
3. Planning Departments of the GVRD Municipalities

ANNUAL RESIDENTIAL BUILDING PERMIT VALUES, 1983-1990

YEAR	1983	1984	1985	1986
MUNICIPALITIES	$	$	$	$
BURNABY	78,322,891	88,178,126	66,477,378	63,144,322
COQUITLAM	60,147,629	32,715,565	43,219,623	67,251,317
DELTA	31,855,450	22,468,000	36,314,435	32,102,600
LANGLEY CITY	5,651,800	2,699,800	3,234,640	3,754,875
LANGLEY TOWNSHIP	46,431,367	29,957,156	42,904,261	44,761,222
NEW WESTMINSTER	26,247,973	21,826,965	34,278,771	24,073,403
NORTH VANCOUVER CITY	11,005,500	11,590,900	22,519,607	23,213,450
NORTH VANCOUVER DISTRICT	33,715,145	32,816,200	39,175,600	37,113,000
PORT COQUITLAM	10,816,620	4,455,833	7,616,137	25,136,193
PORT MOODY	2,735,492	3,841,610	10,168,581	5,632,695
RICHMOND	65,593,050	43,000,272	60,828,698	83,558,251
SURREY	199,696,753	150,813,752	184,347,856	253,022,036
VANCOUVER / UEL	251,095,317	313,159,864	301,037,148	259,189,029
WEST VANCOUVER	27,085,455	26,229,184	32,646,944	41,021,236
WHITE ROCK	8,282,590	7,357,521	8,825,690	19,514,920
TOTAL GVRD PERMIT VALUES ($)	858,683,032	791,110,748	893,595,369	982,488,549

YEAR	1987	1988	1989	1990
MUNICIPALITIES	$	$	$	$
BURNABY	96,965,428	98,832,724	153,821,484	184,567,221
COQUITLAM	87,978,429	91,467,764	127,980,524	77,782,161
DELTA	62,101,000	142,542,000	104,852,000	66,289,000
LANGLEY CITY	12,204,950	27,815,814	18,022,450	14,737,940
LANGLEY TOWNSHIP	59,617,104	69,133,430	79,303,998	57,999,514
NEW WESTMINSTER	39,215,813	43,185,028	128,645,454	59,914,795
NORTH VANCOUVER CITY	27,547,882	15,465,565	44,138,750	47,679,104
NORTH VANCOUVER DISTRICT	38,338,000	60,998,000	43,759,000	48,091,000
PORT COQUITLAM	35,066,783	47,784,738	47,612,303	59,537,000
PORT MOODY	9,012,204	12,224,678	43,900,593	24,276,566
RICHMOND	94,184,256	191,371,328	206,038,150	126,497,748
SURREY	297,362,670	352,364,101	471,151,233	440,690,190
VANCOUVER / UEL	352,789,336	386,537,424	563,960,017	527,020,061
WEST VANCOUVER	63,641,264	72,693,053	78,541,115	68,184,430
WHITE ROCK	25,195,020	19,395,680	20,741,135	17,334,890
TOTAL GVRD PERMIT VALUES ($)	1,301,220,139	1,631,811,327	2,132,468,206	1,820,601,620

SOURCES:
1. GVRD, Development Services Department
2. GVRD Municipalities

HOUSING STARTS, 1980-1991

YEAR / MUNICIPALITIES	1980	1981	1982	1983	1984	1985	1986
BURNABY	1,734	2,103	1,031	1,425	1,033	845	756
COQUITLAM	1,140	863	1,236	1,017	378	560	747
DELTA	1,078	969	369	368	277	472	373
LANGLEY CITY	205	277	58	210	63	59	112
LANGLEY TOWNSHIP	870	738	401	669	451	631	656
MAPLE RIDGE	369	432	153	352	251	639	705
NEW WESTMINSTER	301	305	217	83	472	469	402
NORTH VANCOUVER CITY	499	215	201	163	213	290	373
NORTH VANCOUVER DISTRICT	507	238	108	317	527	550	474
PITT MEADOWS	88	402	257	110	35	52	81
PORT COQUITLAM	331	229	224	240	48	110	288
PORT MOODY	286	142	62	90	33	136	74
RICHMOND	1,840	1,627	1,115	1,536	763	919	1,498
SURREY	4,035	2,997	2,137	3,047	1,816	2,161	3,220
VANCOUVER / UEL	2,965	3,238	2,303	2,431	2,884	2,999	3,245
WEST VANCOUVER	329	185	55	103	164	190	269
WHITE ROCK	128	238	136	83	226	202	257
"CT 250" Subd A, Lions Bay ...	67	29	52	56	47	27	38
INDIAN RESERVES	8	0	1	2	2	4	10
VANCOUVER CMA	16,780	15,227	10,116	12,302	9,683	11,315	13,578
BRITISH COLUMBIA	37,546	41,585	19,807	22,607	16,169	17,969	20,687

YEAR / MUNICIPALITIES	1987	1988	1989	1990	1991 to May
BURNABY	1,336	1,089	1,629	1,464	140
COQUITLAM	1,250	1,075	1,351	1,159	227
DELTA	887	1,015	922	905	109
LANGLEY CITY	214	473	423	298	16
LANGLEY TOWNSHIP	783	845	1,005	782	245
MAPLE RIDGE	1,175	642	955	878	87
NEW WESTMINSTER	426	463	1,036	537	166
NORTH VANCOUVER CITY	404	164	403	343	63
NORTH VANCOUVER DISTRICT	452	738	318	519	290
PITT MEADOWS	153	160	358	354	66
PORT COQUITLAM	533	656	593	730	191
PORT MOODY	96	91	253	237	52
RICHMOND	1,686	2,108	2,672	1,224	157
SURREY	3,645	3,788	4,839	4,015	1,019
VANCOUVER / UEL	4,163	3,825	4,448	3,930	1,306
WEST VANCOUVER	378	399	301	292	129
WHITE ROCK	221	323	206	218	37
"CT 250" Subd A, Lions Bay ...	40	35	72	62	19
INDIAN RESERVES	18	12	50	23	3
VANCOUVER CMA	17,860	17,901	21,834	17,970	4,322
BRITISH COLUMBIA	28,944	30,487	34,643	31,506	8,089

SOURCE:
Canada Mortgage and Housing Corporation

MEDIAN SALE PRICES OF HOUSES IN GREATER VANCOUVER and THE FRASER VALLEY, 1990-91 (Current $$)

JANUARY 1 TO MARCH 31, 1991

GREATER VANCOUVER	LOW	LOW TO MEDIUM	MEDIUM TO HIGH	HIGH	UNITS SOLD
BURNABY EAST	147,000	178,000	210,000	315,000	75
BURNABY NORTH	170,000	210,000	242,000	310,000	221
BURNABY SOUTH	173,000	210,000	238,000	341,000	154
COQUITLAM	145,000	170,000	195,000	253,000	467
DELTA	155,000	183,000	215,000	250,000	292
MAPLE RIDGE	117,500	134,000	145,000	168,500	459
NEW WESTMINSTER	134,000	157,000	180,000	241,000	108
NORTH VANCOUVER	184,500	219,500	250,000	305,000	535
PORT COQUITLAM	131,000	150,000	164,000	195,000	290
PORT MOODY	155,000	185,000	205,000	264,000	90
RICHMOND	172,500	203,000	246,500	340,000	521
VANCOUVER EAST	161,000	185,000	225,000	300,000	782
VANCOUVER WEST	283,000	350,000	430,000	698,000	528
WEST VANCOUVER	260,500	325,000	392,500	575,000	259

FRASER VALLEY	MEDIAN	UNITS SOLD
NORTH DELTA	167,625	283
NORTH SURREY	155,625	360
SURREY	171,462	812
CLOVERDALE	170,875	195
WHITE ROCK	212,125	381
LANGLEY	147,125	437

JANUARY 1 TO MARCH 31, 1990

GREATER VANCOUVER	LOW	LOW TO MEDIUM	MEDIUM TO HIGH	HIGH	UNITS SOLD
BURNABY EAST	168,000	192,000	218,800	280,000	57
BURNABY NORTH	197,500	246,000	300,000	394,500	234
BURNABY SOUTH	196,000	240,000	275,000	420,000	181
COQUITLAM	167,000	197,600	233,000	290,000	328
DELTA	186,000	229,000	255,000	300,000	164
MAPLE RIDGE	133,000	158,000	174,900	206,000	278
NEW WESTMINSTER	138,000	155,000	188,000	239,000	91
NORTH VANCOUVER	219,900	252,000	290,000	360,000	366
PORT COQUITLAM	155,000	178,000	199,900	249,900	184
PORT MOODY	166,000	199,000	250,000	300,000	50
RICHMOND	195,000	225,000	258,000	339,000	526
VANCOUVER EAST	184,000	215,000	248,000	329,000	760
VANCOUVER WEST	325,000	430,000	570,000	860,000	512
WEST VANCOUVER	320,000	416,000	500,000	738,000	175

FRASER VALLEY	MEDIAN	UNITS SOLD
NORTH DELTA	195,725	184
NORTH SURREY	171,500	261
SURREY	190,750	516
CLOVERDALE	188,450	93
WHITE ROCK	233,725	220
LANGLEY	164,750	250

SOURCES:
1. QUARTERLY STATISTICAL REPORT from Real Estate Board of Greater Vancouver, First Quarter 1991.
2. RESIDENTIAL AND CONDOMINIUM Sales for the Fraser Valley, Fraser Valley Real Estate Board, January to March 1991.

MEDIAN SALE PRICES OF CONDOMINIUMS IN GREATER VANCOUVER and THE FRASER VALLEY, 1990-91 (Current $$)

JANUARY 1 TO MARCH 31, 1991

GREATER VANCOUVER	LOW	LOW TO MEDIUM	MEDIUM TO HIGH	HIGH	UNITS SOLD
BURNABY NORTH	95,000	120,000	137,000	162,000	136
BURNABY SOUTH	94,000	119,900	158,900	205,000	163
COQUITLAM	90,000	114,900	125,000	149,800	168
DELTA	100,000	124,800	152,000	170,000	58
MAPLE RIDGE	77,234	95,000	109,900	130,000	253
NEW WESTMINSTER	80,000	96,000	128,000	160,000	94
NORTH VANCOUVER	95,000	132,000	177,000	217,000	344
PORT COQUITLAM	97,000	123,000	141,000	159,000	91
PORT MOODY	95,000	110,000	120,000	160,000	57
RICHMOND	95,000	117,500	145,000	175,000	388
VANCOUVER EAST	76,000	90,000	125,000	160,000	138
VANCOUVER WEST	108,000	141,500	190,000	288,000	528
WEST VANCOUVER	139,000	230,000	264,000	470,000	40

FRASER VALLEY	MEDIAN	UNITS SOLD
NORTH DELTA	111,037	36
NORTH SURREY	103,125	134
SURREY	123,250	104
CLOVERDALE	N.A.	N.A.
WHITE ROCK	121,850	122
LANGLEY	113,250	128

JANUARY 1 TO MARCH 31, 1990

GREATER VANCOUVER	LOW	LOW TO MEDIUM	MEDIUM TO HIGH	HIGH	UNITS SOLD
BURNABY NORTH	108,000	123,000	150,000	173,000	131
BURNABY SOUTH	116,000	156,000	185,000	230,000	91
COQUITLAM	85,000	124,000	140,000	161,000	104
DELTA	107,000	123,500	162,000	180,000	33
MAPLE RIDGE	87,400	108,900	125,000	127,000	146
NEW WESTMINSTER	82,000	105,000	151,000	222,900	73
NORTH VANCOUVER	109,000	135,000	176,000	225,800	182
PORT COQUITLAM	75,000	121,000	152,000	182,000	50
PORT MOODY	102,500	118,000	138,000	168,900	63
RICHMOND	105,000	137,000	167,500	215,000	362
VANCOUVER EAST	68,000	88,000	108,000	148,000	154
VANCOUVER WEST	115,000	163,800	218,000	350,000	454
WEST VANCOUVER	122,000	153,000	243,000	360,000	35

FRASER VALLEY	MEDIAN	UNITS SOLD
NORTH DELTA	N.A.	N.A.
NORTH SURREY	111,075	58
SURREY	134,975	82
CLOVERDALE	112,825	27
WHITE ROCK	139,725	119
LANGLEY	114,450	64

SOURCES:
1. QUARTERLY STATISTICAL REPORT from Real Estate Board of Greater Vancouver, First Quarter 1991.
2. RESIDENTIAL AND CONDOMINIUM Sales for the Fraser Valley, Fraser Valley Real Estate Board, January to March 1991.

APARTMENT VACANCY RATES, 1984-1990

YEAR MUNICIPALITIES	Apr-84 %	Oct-84 %	Apr-85 %	Oct-85 %	Apr-86 %	Oct-86 %	Apr-87 %
BURNABY	2.5	1.9	2.9	2.1	1.0	0.7	2.1
COQUITLAM, PORT COQUITLAM & PORT MOODY	2.3	4.4	3.6	2.8	1.7	1.1	2.8
DELTA	1.0	0.9	1.6	3.4	0.1	0.4	0.7
LANGLEY CITY and TOWNSHIP	2.4	2.1	1.6	0.9	0.6	1.7	4.3
MAPLE RIDGE and PITT MEADOWS	4.5	9.5	3.4	4.4	2.4	2.3	1.3
NEW WESTMINSTER	1.4	1.9	2.5	3.4	0.9	0.5	2.6
NORTH VANCOUVER CITY	1.2	1.8	2.4	2.3	0.1	0.4	2.1
NORTH VANCOUVER DISTRICT	0.8	0.8	3.1	2.1	0.7	0.5	1.2
RICHMOND	4.8	5.7	4.6	2.6	0.6	1.3	3.0
SURREY	6.8	5.2	7.3	4.3	4.0	1.9	3.5
UNIVERSITY ENDOWMENT LANDS	0.0	1.4	3.1	0.3	0.0	0.0	2.6
VANCOUVER	2.0	1.4	2.2	1.7	0.5	1.0	2.3
WEST VANCOUVER	0.7	0.5	1.3	0.5	0.1	0.2	0.3
WHITE ROCK	1.3	0.9	1.5	0.8	0.3	0.6	1.0
GREATER VANCOUVER	2.4	2.2	2.8	2.2	0.9	0.9	2.3

YEAR MUNICIPALITIES	Oct-87 %	Apr-88 %	Oct-88 %	Apr-89 %	Oct-89 %	Apr-90 %	Oct-90 %
BURNABY	0.6	1.1	0.5	0.7	0.6	1.1	1.1
COQUITLAM, PORT COQUITLAM & PORT MOODY	1.0	0.6	0.4	0.6	1.1	1.2	1.3
DELTA	0.6	1.1	0.4	0.1	0.2	0.1	0.4
LANGLEY CITY and TOWNSHIP	0.6	0.5	0.2	0.0	0.0	0.6	0.5
MAPLE RIDGE and PITT MEADOWS	1.0	0.3	0.3	0.2	0.5	0.4	2.2
NEW WESTMINSTER	1.5	2.0	0.6	0.4	0.4	0.1	0.7
NORTH VANCOUVER CITY	0.5	0.4	0.2	0.2	0.1	0.9	0.5
NORTH VANCOUVER DISTRICT	0.5	1.7	1.5	0.4	0.5	2.2	0.5
RICHMOND	1.6	0.3	0.3	0.6	0.1	0.9	1.1
SURREY	1.6	0.8	0.2	0.2	0.5	0.4	2.2
UNIVERSITY ENDOWMENT LANDS	0.0	0.6	0.6	0.9	0.7	1.7	1.7
VANCOUVER	1.2	1.0	0.5	0.5	0.3	1.0	0.7
WEST VANCOUVER	0.2	0.2	0.1	0.5	1.3	2.3	1.6
WHITE ROCK	0.8	0.3	0.3	0.3	3.9	0.3	0.2
GREATER VANCOUVER	1.1	1.0	0.4	0.5	0.4	0.9	0.9

SOURCE:
Canada Mortgage and Housing Corporation RENTAL MARKET SURVEY REPORT, October 1990.

AVERAGE APARTMENT RENTS, 1985-1990

YEAR / MUNICIPALITIES	BACHELOR Oct-85 $	BACHELOR Oct-90 $	ONE BEDROOM Oct-85 $	ONE BEDROOM Oct-90 $
BURNABY	332	512	410	581
COQUITLAM, PORT COQUITLAM and PORT MOODY	295	404	364	502
DELTA	307	402	383	513
LANGLEY CITY and TOWNSHIP	318	416	367	509
MAPLE RIDGE and PITT MEADOWS	285	373	346	481
NEW WESTMINSTER	309	398	371	513
NORTH VANCOUVER CITY	344	483	434	591
NORTH VANCOUVER DISTRICT	413	516	497	639
RICHMOND	379	472	478	621
SURREY	337	469	379	557
UNIVERSITY ENDOWMENT LANDS	363	*	594	723
VANCOUVER	351	474	432	568
WEST VANCOUVER	357	535	539	763
WHITE ROCK	327	433	381	510
Average for VANCOUVER CMA	345	472	419	566

YEAR / MUNICIPALITIES	TWO BEDROOM Oct-85 $	TWO BEDROOM Oct-90 $	THREE BEDROOM Oct-85 $	THREE BEDROOM Oct-90 $
BURNABY	534	727	582	837
COQUITLAM, PORT COQUITLAM and PORT MOODY	462	629	475	679
DELTA	498	744	535	815
LANGLEY CITY and TOWNSHIP	450	631	513	664
MAPLE RIDGE and PITT MEADOWS	422	624	542	750
NEW WESTMINSTER	496	661	612	823
NORTH VANCOUVER CITY	555	728	726	851
NORTH VANCOUVER DISTRICT	586	759	563	768
RICHMOND	596	760	633	902
SURREY	480	664	518	730
UNIVERSITY ENDOWMENT LANDS	685	975	875	1,237
VANCOUVER	635	854	734	1,095
WEST VANCOUVER	766	1,107	858	1,532
WHITE ROCK	463	607	510	834
Average for VANCOUVER CMA	551	751	605	876

SOURCE:
Canada Mortgage and Housing Corporation RENTAL MARKET SURVEY REPORT, October 1990

POPULATION TRENDS AND FORECASTS, 1961-2011

ACTUAL

MUNICIPALITIES / YEAR	1961	1966	1971	1976	1981	1986
BURNABY	101,607	112,012	125,660	131,599	136,494	145,161
COQUITLAM	29,623	40,916	53,070	55,464	61,077	69,291
DELTA	14,597	20,664	45,860	64,492	74,692	79,610
LANGLEY CITY	2,365	2,800	4,680	10,123	15,124	16,557
LANGLEY TOWNSHIP	14,585	15,767	21,935	36,659	44,617	53,434
MAPLE RIDGE	16,748	19,287	24,480	29,462	32,232	36,023
NEW WESTMINSTER	35,104	38,037	42,835	38,393	38,550	39,972
NORTH VANCOUVER CITY	23,656	26,851	31,845	31,934	33,952	35,698
NORTH VANCOUVER DISTRICT	38,971	48,124	57,860	63,760	65,367	68,241
PITT MEADOWS	2,187	2,247	2,770	4,689	6,209	8,004
PORT COQUITLAM	8,111	11,121	19,560	23,926	27,535	29,115
PORT MOODY	4,789	7,021	10,775	11,649	14,917	15,754
RICHMOND	43,323	50,460	62,120	80,034	96,154	108,492
SURREY	70,838	81,826	98,600	116,497	147,138	181,447
UNIVERSITY ENDOWMENT LANDS	3,272	2,979	3,535	3,512	3,674	3,605
VANCOUVER	384,522	410,375	426,260	409,734	414,281	431,147
WEST VANCOUVER	25,454	31,987	36,440	35,754	35,728	36,266
WHITE ROCK	6,453	7,787	10,350	12,497	13,550	14,387
"CT 250" Subd A, Lions Bay, Belcarra	N.A.	1,212	1,800	2,799	3,568	3,626
Indian Reserves	1,130	1,454	1,750	3,371	3,338	4,340
VANCOUVER CMA	827,335	932,927	1,082,185	1,166,348	1,268,197	1,380,170
BRITISH COLUMBIA	1,629,100	1,873,700	2,184,600	2,466,608	2,744,467	2,883,365

FORECASTS

MUNICIPALITIES / YEAR	1991	1996	2001	2006	2011
BURNABY	159,200	167,300	174,800	183,600	192,300
COQUITLAM	85,500	99,400	112,800	125,500	137,200
DELTA	87,100	93,500	100,000	106,700	112,800
LANGLEY CITY	19,100	21,300	23,200	25,300	27,400
LANGLEY TOWNSHIP	69,600	85,700	103,100	116,800	129,400
MAPLE RIDGE	47,900	59,200	69,400	76,600	85,000
NEW WESTMINSTER	43,700	46,300	48,700	51,900	55,000
NORTH VANCOUVER CITY	38,500	40,200	41,600	43,300	44,800
NORTH VANCOUVER DISTRICT	76,600	83,400	90,300	95,900	100,800
PITT MEADOWS	9,600	10,900	12,200	13,400	14,300
PORT COQUITLAM	35,800	39,800	44,300	48,900	53,100
PORT MOODY	18,100	19,700	21,200	23,100	24,900
RICHMOND	125,300	139,400	152,400	162,500	171,000
SURREY	235,100	279,500	318,800	357,900	393,500
UNIVERSITY ENDOWMENT LANDS	3,600	3,600	3,600	3,600	3,700
VANCOUVER	464,200	484,900	503,700	522,300	544,400
WEST VANCOUVER	39,000	40,200	41,500	43,000	44,400
WHITE ROCK	16,300	18,200	19,900	21,600	23,200
"CT 250" Subd A, Lions Bay, Belcarra	5,300	6,300	7,300	8,300	9,000
Indian Reserves	N.A.	N.A.	N.A.	N.A.	N.A.
VANCOUVER CMA	1,579,500	1,738,800	1,888,800	2,030,200	2,166,200
BRITISH COLUMBIA	3,160,300	3,414,700	3,665,300	3,918,700	4,173,500

SOURCES:

1. ACTUAL Population Figures from Census Data, Statistics Canada
2. FORECASTS for Vancouver CMA from GVRD, Development Services Department
3. B.C. Forecasts 1991-2011 from Planning and Statistics Divison, Government of British Columbia.

ACTUAL

MUNICIPALITIES / YEAR	1961	1966	1971	1976	1981	1986
BURNABY	27,398	31,620	38,655	46,105	52,580	58,300
COQUITLAM	6,496	9,327	13,290	16,470	20,390	24,170
DELTA	3,938	5,375	12,065	18,130	22,530	25,030
LANGLEY CITY	773	917	1,505	3,590	5,585	6,290
LANGLEY TOWNSHIP	4,200	4,432	6,360	11,050	14,055	17,395
MAPLE RIDGE	4,817	5,553	7,435	9,445	11,060	12,470
NEW WESTMINSTER	9,218	12,281	15,445	16,395	18,200	19,410
NORTH VANCOUVER CITY	7,037	8,275	11,525	13,500	16,175	17,170
NORTH VANCOUVER DISTRICT	10,432	12,534	15,595	19,130	21,955	23,430
PITT MEADOWS	550	579	750	1,385	2,015	2,685
PORT COQUITLAM	2,157	2,902	5,215	6,860	8,550	9,350
PORT MOODY	1,314	1,853	2,935	3,555	4,990	5,420
RICHMOND	11,134	12,893	16,950	24,335	32,320	38,120
SURREY	19,385	22,227	26,960	36,475	49,865	62,090
UNIVERSITY ENDOWMENT LANDS	877	859	1,060	1,205	1,225	1,135
VANCOUVER	118,404	138,611	153,240	160,450	173,410	186,160
WEST VANCOUVER	7,378	9,698	11,760	13,180	14,180	15,025
WHITE ROCK	2,517	3,038	4,120	5,465	6,365	7,025
"CT 250" Subd A, Lions Bay, Belcarra	N.A.	N.A.	500	955	1,305	1,565
VANCOUVER CMA	238,025	282,974	345,365	407,680	476,755	532,240
BRITISH COLUMBIA	463,067	545,871	667,545	828,290	996,640	1,087,115

FORECASTS

MUNICIPALITIES / YEAR	1991	1996	2001	2006	2011
BURNABY	66,800	72,300	77,000	82,100	87,200
COQUITLAM	30,900	36,700	42,100	47,500	52,500
DELTA	28,700	31,800	34,700	37,800	40,700
LANGLEY CITY	7,600	8,600	9,500	10,500	11,500
LANGLEY TOWNSHIP	23,500	29,700	36,400	41,900	47,200
MAPLE RIDGE	17,100	21,500	25,600	28,700	32,200
NEW WESTMINSTER	22,100	24,200	26,100	28,200	30,300
NORTH VANCOUVER CITY	18,900	20,000	20,900	21,900	22,900
NORTH VANCOUVER DISTRICT	27,300	30,400	33,400	36,000	38,300
PITT MEADOWS	3,400	4,000	4,500	5,000	5,500
PORT COQUITLAM	11,900	13,700	15,500	17,300	19,100
PORT MOODY	6,500	7,200	7,900	8,700	9,500
RICHMOND	46,000	52,600	58,500	63,500	67,900
SURREY	83,300	101,400	117,400	133,700	149,000
UNIVERSITY ENDOWMENT LANDS	1,200	1,200	1,300	1,300	1,300
VANCOUVER	202,700	213,900	224,100	235,400	247,700
WEST VANCOUVER	16,100	17,000	17,900	18,900	19,800
WHITE ROCK	8,200	9,300	10,200	11,200	12,100
"CT 250" Subd A, Lions Bay, Belcarra	2,100	2,500	3,000	3,400	3,800
VANCOUVER CMA	624,300	698,000	766,000	833,000	898,500
BRITISH COLUMBIA	N.A.	N.A.	N.A.	N.A.	N.A.

SOURCES:
1. ACTUAL Household Figures from Census Data, Statistics Canada
2. FORECASTS for Vancouver CMA from GVRD, Development Services Department

GROUND-ORIENTED HOUSEHOLDS, 1961-2011

	ACTUAL					
MUNICIPALITIES / YEAR	1961	1966	1971	1976	1981	1986
BURNABY	25,693	26,791	29,050	30,615	33,555	34,625
COQUITLAM	6,395	8,893	11,375	12,940	15,840	18,495
DELTA	3,938	5,305	11,465	16,710	20,905	22,290
LANGLEY CITY	723	848	1,225	2,195	3,730	3,950
LANGLEY TOWNSHIP	4,200	4,391	6,280	10,805	13,815	17,025
MAPLE RIDGE	4,681	5,233	6,860	8,350	9,635	10,805
NEW WESTMINSTER	7,053	7,276	7,250	6,780	7,170	7,235
NORTH VANCOUVER CITY	5,439	5,621	5,935	5,640	6,475	6,675
NORTH VANCOUVER DISTRICT	10,320	12,123	14,785	16,780	18,630	20,395
PITT MEADOWS	544	569	745	1,365	1,955	2,420
PORT COQUITLAM	2,052	2,785	4,850	6,085	7,680	8,190
PORT MOODY	1,198	1,629	2,445	2,685	4,030	4,255
RICHMOND	10,962	12,584	15,485	20,235	26,200	28,680
SURREY	19,156	21,520	25,550	31,005	43,045	52,325
UNIVERSITY ENDOWMENT LANDS	714	701	805	760	760	700
VANCOUVER	89,159	83,809	87,585	84,725	93,520	93,550
WEST VANCOUVER	7,052	7,948	9,000	9,355	9,935	10,215
WHITE ROCK	2,387	2,675	3,185	3,385	3,705	4,185
"CT 250" Subd A, Lions Bay, Belcarra	N.A.	N.A.	500	975	1,300	1,540
VANCOUVER CMA	202,556	211,093	243,990	270,655	321,920	347,555

	FORECASTS				
MUNICIPALITIES / YEAR	1991	1996	2001	2006	2011
BURNABY	38,600	41,200	43,500	46,000	48,100
COQUITLAM	24,000	29,000	33,700	38,300	42,500
DELTA	25,100	27,400	29,600	31,900	33,900
LANGLEY CITY	4,700	5,400	6,100	6,700	7,300
LANGLEY TOWNSHIP	23,000	29,200	35,800	41,200	46,400
MAPLE RIDGE	15,200	19,500	23,400	26,400	29,700
NEW WESTMINSTER	7,800	8,300	8,600	9,000	9,400
NORTH VANCOUVER CITY	7,300	7,700	8,000	8,400	8,700
NORTH VANCOUVER DISTRICT	24,100	27,200	30,100	32,600	35,000
PITT MEADOWS	3,000	3,400	3,900	4,300	4,600
PORT COQUITLAM	10,600	12,100	13,700	15,400	17,000
PORT MOODY	5,100	5,700	6,300	7,000	7,600
RICHMOND	34,100	38,900	43,300	46,600	49,200
SURREY	71,300	87,800	102,600	117,500	131,200
UNIVERSITY ENDOWMENT LANDS	700	700	700	800	800
VANCOUVER	97,800	100,200	102,300	104,600	106,800
WEST VANCOUVER	10,800	11,400	12,000	12,500	13,000
WHITE ROCK	5,100	6,000	6,800	7,500	8,300
"CT 250" Subd A, Lions Bay, Belcarra	2,000	2,500	2,900	3,400	3,700
VANCOUVER CMA	410,300	463,600	513,300	560,100	603,200

NOTE:
Ground-oriented households includes all types of housing, except apartments.

SOURCES:
1. ACTUAL Household Figures from Census Data, Statistics Canada
2. FORECASTS for Vancouver CMA from GVRD, Development Services Department

APARTMENT HOUSEHOLDS, 1961-2011

		ACTUAL					
MUNICIPALITIES	YEAR	1961	1966	1971	1976	1981	1986
BURNABY		1,705	4,829	9,605	15,490	19,025	23,675
COQUITLAM		101	434	1,915	3,530	4,550	5,675
DELTA		N.A.	70	600	1,420	1,625	2,740
LANGLEY CITY		50	69	280	1,395	1,855	2,340
LANGLEY TOWNSHIP		N.A.	41	80	245	240	370
MAPLE RIDGE		136	320	575	1,095	1,425	1,665
NEW WESTMINSTER		2,165	5,005	8,195	9,615	11,030	12,175
NORTH VANCOUVER CITY		1,598	2,654	5,590	7,860	9,700	10,495
NORTH VANCOUVER DISTRICT		112	411	810	2,350	3,325	3,035
PITT MEADOWS		6	10	5	20	60	265
PORT COQUITLAM		105	117	365	775	870	1,160
PORT MOODY		116	224	490	870	960	1,165
RICHMOND		172	309	1,465	4,100	6,120	9,440
SURREY		229	707	1,410	5,470	6,820	9,765
UNIVERSITY ENDOWMENT LANDS		163	158	255	445	465	435
VANCOUVER		29,245	54,802	65,655	75,725	79,890	92,610
WEST VANCOUVER		326	1,750	2,760	3,825	4,245	4,810
WHITE ROCK		130	363	935	2,080	2,660	2,840
"CT 250" Subd A, Lions Bay, Belcarra		N.A.	N.A.	N.A.	5	20	25
VANCOUVER CMA		36,380	72,344	100,990	136,315	154,870	184,685

		FORECASTS				
MUNICIPALITIES	YEAR	1991	1996	2001	2006	2011
BURNABY		28,200	31,000	33,500	36,100	39,100
COQUITLAM		6,900	7,700	8,400	9,200	10,100
DELTA		3,700	4,400	5,100	5,900	6,800
LANGLEY CITY		2,800	3,200	3,500	3,800	4,100
LANGLEY TOWNSHIP		500	500	600	700	800
MAPLE RIDGE		1,900	2,000	2,200	2,300	2,500
NEW WESTMINSTER		14,300	16,000	17,500	19,200	20,900
NORTH VANCOUVER CITY		11,600	12,300	12,800	13,500	14,200
NORTH VANCOUVER DISTRICT		3,200	3,200	3,300	3,300	3,400
PITT MEADOWS		400	500	600	800	900
PORT COQUITLAM		1,400	1,600	1,700	1,900	2,100
PORT MOODY		1,300	1,500	1,600	1,700	1,900
RICHMOND		11,900	13,700	15,200	16,900	18,800
SURREY		12,100	13,600	14,900	16,300	17,800
UNIVERSITY ENDOWMENT LANDS		500	500	500	500	500
VANCOUVER		105,000	113,800	121,800	130,800	140,800
WEST VANCOUVER		5,200	5,600	6,000	6,400	6,800
WHITE ROCK		3,100	3,300	3,500	3,600	3,800
"CT 250" Subd A, Lions Bay, Belcarra		0	0	0	0	0
VANCOUVER CMA		214,000	234,400	252,700	272,900	295,300

SOURCES:
1. ACTUAL Household Figures from Statistics Canada, Census Data
2. FORECASTS for Vancouver CMA from GVRD, Development Services Department

LABOUR FORCE TRENDS AND FORECASTS, 1971-2011

		ACTUAL			
MUNICIPALITIES	YEAR 1971	1976	1981	1986
BURNABY	57,825	65,280	76,065	82,372
COQUITLAM	20,255	24,855	33,275	39,180
DELTA	17,605	26,875	36,660	42,087
LANGLEY CITY	1,795	4,175	7,250	7,830
LANGLEY TOWNSHIP	8,670	16,005	21,475	26,752
MAPLE RIDGE	9,665	12,555	15,440	17,951
NEW WESTMINSTER	19,905	18,310	20,640	21,379
NORTH VANCOUVER CITY	16,010	17,595	21,305	22,284
NORTH VANCOUVER DISTRICT	25,250	31,165	37,605	39,895
PITT MEADOWS	N.A.	N.A.	3,140	4,098
PORT COQUITLAM	7,615	10,165	14,150	15,630
PORT MOODY	4,240	5,300	8,030	8,891
RICHMOND	27,100	38,760	53,455	62,004
SURREY	38,100	50,870	72,930	91,128
UNIVERSITY ENDOWMENT LANDS	N.A.	N.A.	1,765	1,621
VANCOUVER	208,945	204,575	230,745	245,941
WEST VANCOUVER	15,835	17,760	19,095	20,088
WHITE ROCK	3,415	4,435	5,435	6,059
"CT 250" Subd A, Lions Bay, Belcarra	N.A.	N.A.	1,730	2,331
VANCOUVER CMA	482,230	548,680	680,190	757,521
BRITISH COLUMBIA	924,000	1,104,000	1,363,000	1,438,000

		FORECASTS			
MUNICIPALITIES	YEAR 1991	1996	2001	2006	2011
BURNABY	93,800	101,700	109,100	116,300	121,400
COQUITLAM	50,700	61,500	72,200	82,100	89,600
DELTA	48,700	54,700	60,700	66,200	69,700
LANGLEY CITY	9,400	10,700	11,900	13,200	14,200
LANGLEY TOWNSHIP	36,800	47,600	59,600	69,300	76,900
MAPLE RIDGE	25,000	32,300	39,200	44,300	49,100
NEW WESTMINSTER	23,800	25,800	27,600	29,600	31,300
NORTH VANCOUVER CITY	24,100	25,400	26,500	27,800	28,600
NORTH VANCOUVER DISTRICT	47,300	54,000	60,700	66,100	69,500
PITT MEADOWS	5,200	6,200	7,200	8,000	8,600
PORT COQUITLAM	20,400	23,700	27,500	31,000	33,700
PORT MOODY	10,800	12,200	13,600	15,200	16,300
RICHMOND	75,200	87,100	98,400	107,100	112,300
SURREY	124,700	155,000	183,600	211,200	232,200
UNIVERSITY ENDOWMENT LANDS	1,700	1,800	1,800	1,800	1,900
VANCOUVER	263,900	277,000	289,700	302,300	311,000
WEST VANCOUVER	21,600	23,000	24,500	25,900	26,700
WHITE ROCK	7,100	8,100	9,100	10,100	10,900
"CT 250" Subd A, Lions Bay, Belcarra	3,100	3,900	4,700	5,500	6,000
VANCOUVER CMA	893,300	1,011,700	1,127,600	1,233,000	1,309,900
BRITISH COLUMBIA	N.A.	N.A.	N.A.	N.A.	N.A.

NOTE:
This table represents the number of potential workers, who are 15 years of age and over, residing in the municipalities listed above.

SOURCES:
1. ACTUAL Labour Force Figures from Census Data, Statistics Canada
2. FORECASTS for Vancouver CMA from GVRD Development Services Department

EMPLOYMENT TRENDS AND FORECASTS, 1971-2006

YEAR / MUNICIPALITIES	ACTUAL FIGURES 1971	1981	1986 ESTIMATES
BURNABY	42,528	69,796	68,756
COQUITLAM	8,701	16,818	17,885
DELTA	7,668	18,041	17,758
LANGLEYS	6,760	21,511	24,588
MAPLE RIDGE (MR)	6,289	11,051	9,884
NEW WESTMINSTER	20,809	22,881	22,508
NORTH VANCOUVER CITY	9,920	20,735	20,614
NORTH VANCOUVER DISTRICT	10,907	15,692	15,124
PITT MEADOWS	With MR	With MR	1,298
PORT COQUITLAM	2,815	8,448	8,417
PORT MOODY	2,384	4,045	3,843
RICHMOND	24,188	55,917	55,794
SURREY	15,865	49,524	52,687
UNIVERSITY ENDOWMENT LANDS	With VAN	With VAN	7,954
VANCOUVER (VAN)	225,108	300,970	291,192
WEST VANCOUVER	7,140	12,588	12,700
WHITE ROCK	2,667	3,796	3,865
"CT 250" Subd A, Lions A, Belcarra	455	378	391
VANCOUVER CMA	394,204	632,191	635,258
BRITISH COLUMBIA	863,000	1,245,000	1,245,000

YEAR / MUNICIPALITIES	FORECASTS 1991	1996	2006
BURNABY	82,911	94,331	120,831
COQUITLAM	22,825	27,888	39,383
DELTA	22,193	26,305	35,859
LANGLEYS	32,753	40,285	57,483
MAPLE RIDGE (MR)	12,790	15,564	21,872
NEW WESTMINSTER	23,756	24,921	27,754
NORTH VANCOUVER CITY	25,561	30,137	40,685
NORTH VANCOUVER DISTRICT	17,777	19,953	24,795
PITT MEADOWS	1,680	1,995	2,721
PORT COQUITLAM	10,973	13,290	18,629
PORT MOODY	4,506	5,016	6,198
RICHMOND	71,912	86,638	120,265
SURREY	71,343	88,947	127,877
UNIVERSITY ENDOWMENT LANDS	8,824	9,781	11,720
VANCOUVER (VAN)	317,536	343,594	403,607
WEST VANCOUVER	14,431	16,646	21,847
WHITE ROCK	4,518	5,239	6,863
"CT 250" Subd A, Lions A, Belcarra	546	673	966
VANCOUVER CMA	746,835	851,203	1,089,355
BRITISH COLUMBIA	N.A.	N.A.	N.A.

NOTE:
This table represents the number of people employed in the municipalities listed above.

SOURCES:
1. ACTUAL Employment Figures from Census Data, Statistics Canada
2. ESTIMATE Employment Figures from a) GVRD, Development Services Department;
   b) Planning Department, City of Vancouver
3. FORECASTS for Vancouver CMA from a) GVRD, Development Services Department;
   b) Planning Department, City of Vancouver

TOTAL NUMBER OF REGISTERED AND INSURED VEHICLES (ALL RATE CLASSES), 1984-1991

YEAR	31-Jan 1984	31-Jan 1985	31-Jan 1986	31-Jan 1987	31-Jan 1988	31-Jan 1989	31-Jan 1990	31-May 1991	% Change 1984-1991
MUNICIPALITIES									
ANMORE	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	250	N.A.
BELCARRA	93	109	139	155	N.A.	N.A.	332	397	326.88%
BOWEN ISLAND	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	1,015	1,265	N.A.
BURNABY	94,403	96,223	99,608	101,765	109,974	111,937	114,842	115,256	22.09%
COQUITLAM	35,921	36,781	38,070	39,594	43,830	45,836	48,675	51,699	43.92%
DELTA	45,038	44,782	46,492	47,131	51,604	52,977	55,875	58,185	29.19%
LANGLEY *	N.A.	N.A.	N.A.	N.A.	56,290	58,337	61,197	65,831	N.A.
LIONS BAY	710	703	718	750	N.A.	N.A.	861	935	31.69%
NEW WESTMINSTER	22,314	22,103	22,892	23,632	25,121	25,280	26,880	27,875	24.92%
NORTH VANCOUVER **	60,293	60,946	62,197	63,725	69,209	69,802	72,187	72,246	19.82%
PORT COQUITLAM	21,220	21,298	21,837	21,816	23,878	25,426	26,451	27,059	27.52%
PORT MOODY	10,568	10,550	10,997	11,255	12,056	12,429	12,726	13,066	23.64%
RICHMOND	65,929	66,782	69,362	72,375	79,443	81,118	83,362	87,789	33.16%
SURREY ***	99,772	98,682	103,585	106,975	120,866	126,836	136,800	145,938	46.27%
VANCOUVER	237,385	236,595	240,677	244,483	260,130	260,755	267,089	270,078	13.77%
WEST VANCOUVER	22,541	22,280	22,907	22,948	25,066	25,052	25,592	25,927	15.02%
WHITE ROCK	11,781	11,834	12,739	13,694	15,685	16,577	17,702	18,471	56.79%
GVRD TOTAL	727,968	729,668	752,220	770,298	893,152	912,362	951,586	982,267	34.93%

NOTES:
* Denotes the City and Township of Langley, including Aldergrove and Fort Langley.
** Denotes both the City and District of North Vancouver
*** Includes Cloverdale

SOURCE:
Insurance Corporation of British Columbia

VEHICLES INSURED FOR DRIVING TO / FROM WORK (RATE CLASS 02), 1984-1991

YEAR	31-Jan 1984	31-Jan 1985	31-Jan 1986	31-Jan 1987	31-Jan 1988	31-Jan 1989	31-Jan 1990	31-May 1991	% Change 1984-1991
MUNICIPALITIES									
ANMORE	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	102	N.A.
BELCARRA	32	37	54	58	N.A.	N.A.	134	153	378.13%
BOWEN ISLAND	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	242	245	N.A.
BURNABY	32,872	32,570	34,535	34,439	38,304	39,238	40,808	40,253	22.45%
COQUITLAM	14,290	14,356	15,292	15,908	18,168	19,466	20,893	21,530	50.66%
DELTA	15,488	15,583	16,564	17,146	19,665	20,989	22,612	23,299	50.43%
LANGLEY *	N.A.	N.A.	N.A.	N.A.	17,552	18,892	20,061	22,049	N.A.
LIONS BAY	263	248	250	275	N.A.	N.A.	325	364	38.40%
NEW WESTMINSTER	7,649	7,399	7,612	7,694	8,401	8,706	9,564	9,653	26.20%
NORTH VANCOUVER **	20,930	21,009	22,235	22,793	25,343	25,966	27,193	26,432	26.29%
PORT COQUITLAM	8,505	8,617	9,044	9,059	10,183	10,760	11,392	11,729	37.91%
PORT MOODY	3,824	3,685	4,001	4,142	4,482	4,769	5,067	5,134	34.26%
RICHMOND	25,243	25,279	26,894	27,848	31,209	32,120	33,343	34,467	36.54%
SURREY ***	33,809	33,379	35,640	37,054	42,958	46,716	51,961	55,793	65.02%
VANCOUVER	79,202	78,347	81,013	82,139	89,643	92,030	95,435	95,452	20.52%
WEST VANCOUVER	6,577	6,702	7,097	7,068	7,951	7,851	7,996	7,857	19.46%
WHITE ROCK	2,874	2,798	3,061	3,378	4,121	4,559	5,033	5,188	80.51%
GVRD TOTAL	251,558	250,009	263,292	269,001	317,980	332,062	352,059	359,700	42.99%

NOTES:
* Denotes the City and Township of Langley, including Aldergrove and Fort Langley.
** Denotes both the City and District of North Vancouver
*** Includes Cloverdale

SOURCE:
Insurance Corporation of British Columbia

VEHICLES INSURED FOR BUSINESS PURPOSES (RATE CLASS 07), 1984-1991

YEAR	31-Jan 1984	31-Jan 1985	31-Jan 1986	31-Jan 1987	31-Jan 1988	31-Jan 1989	31-Jan 1990	31-May 1991	% Change 1984-1991
MUNICIPALITIES									
ANMORE	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	11	N.A.
BELCARRA	13	12	13	16	N.A	N.A.	32	48	269.23%
BOWEN ISLAND	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	95	N.A.
BURNABY	8,023	8,264	8,620	9,377	10,789	11,445	12,050	12,982	61.81%
COQUITLAM	1,473	1,563	1,669	1,976	2,452	2,814	3,299	3,823	159.54%
DELTA	2,101	2,122	2,326	2,569	3,045	3,216	3,820	4,375	108.23%
LANGLEY *	N.A.	N.A.	N.A.	N.A.	N.A.	2,772	3,208	3,916	N.A.
LIONS BAY	51	48	58	66	N.A.	N.A.	100	104	103.92%
NEW WESTMINSTER	1,507	1,588	1,661	1,877	2,094	2,155	2,427	2,707	79.63%
NORTH VANCOUVER **	4,531	4,718	4,909	5,437	6,230	6,533	7,263	7,966	75.81%
PORT COQUITLAM	1,019	1,018	1,026	1,134	1,271	1,407	1,604	1,802	76.84%
PORT MOODY	412	443	478	565	704	739	819	947	129.85%
RICHMOND	5,305	5,449	5,547	6,343	7,262	7,827	8,498	9,323	75.74%
SURREY ***	4,147	4,200	4,597	5,048	6,089	6,913	8,044	9,570	130.77%
VANCOUVER	21,968	22,245	22,745	24,204	26,611	27,826	30,605	32,585	48.33%
WEST VANCOUVER	1,834	1,831	1,882	2,171	2,608	2,786	2,970	3,199	74.43%
WHITE ROCK	463	471	542	660	833	991	1,211	1,416	205.83%
GVRD TOTAL	**52,847**	**53,972**	**56,073**	**61,443**	**69,988**	**77,424**	**85,950**	**94,869**	**79.52%**

NOTES:
* Denotes the City and Township of Langley, including Aldergrove and Fort Langley.
** Denotes both the City and District of North Vancouver
*** Includes Cloverdale

SOURCE:
Insurance Corporation of British Columbia

TRAVEL TIMES BY AUTOMOBILE, 1991 (in MINUTES)

FROM: \ TO:	Burnaby / New West	Langley	Maple Ridge	N.E. Sector	N. Delta / Surrey	N. Vancouver
Burnaby / New West	11	34	29	16	19	24
Langley	44	15	44	36	21	62
Maple Ridge	44	49	13	22	41	62
North East Sector	24	36	19	12	26	42
North Delta / Surrey	28	19	36	27	11	50
North Vancouver	23	51	46	33	41	10
Richmond	30	44	53	41	30	44
South Delta	40	41	62	49	28	57
Vancouver	15	44	39	26	30	22
Vancouver - CBD	20	48	41	30	37	18
West Vancouver	30	57	51	39	47	14
White Rock / Surrey	41	26	53	44	23	61

FROM: \ TO:	Richmond	S. Delta	Vancouver	Vancouver (CBD)	W. Vancouver	White Rock Surrey
Burnaby / New West	26	31	22	29	31	33
Langley	51	43	61	66	69	23
Maple Ridge	65	67	62	66	69	56
North East Sector	46	48	41	46	49	43
North Delta / Surrey	34	27	45	53	57	20
North Vancouver	40	50	28	27	14	56
Richmond	11	20	27	35	50	33
South Delta	29	11	42	50	64	29
Vancouver	16	26	11	13	26	38
Vancouver - CBD	22	33	10	5	16	45
West Vancouver	44	56	32	25	9	61
White Rock / Surrey	39	31	52	59	69	10

NOTES:
The above are weighted average travel times in morning peak-hour traffic within the region. Mid-points were chosen within the municipality, sub-region or local area and the travel times were calculated using the GVRD Transportation Model. For more information regarding transportation within the region or questions regarding the use of the Transportation Model, please contact GVRD Development Services.

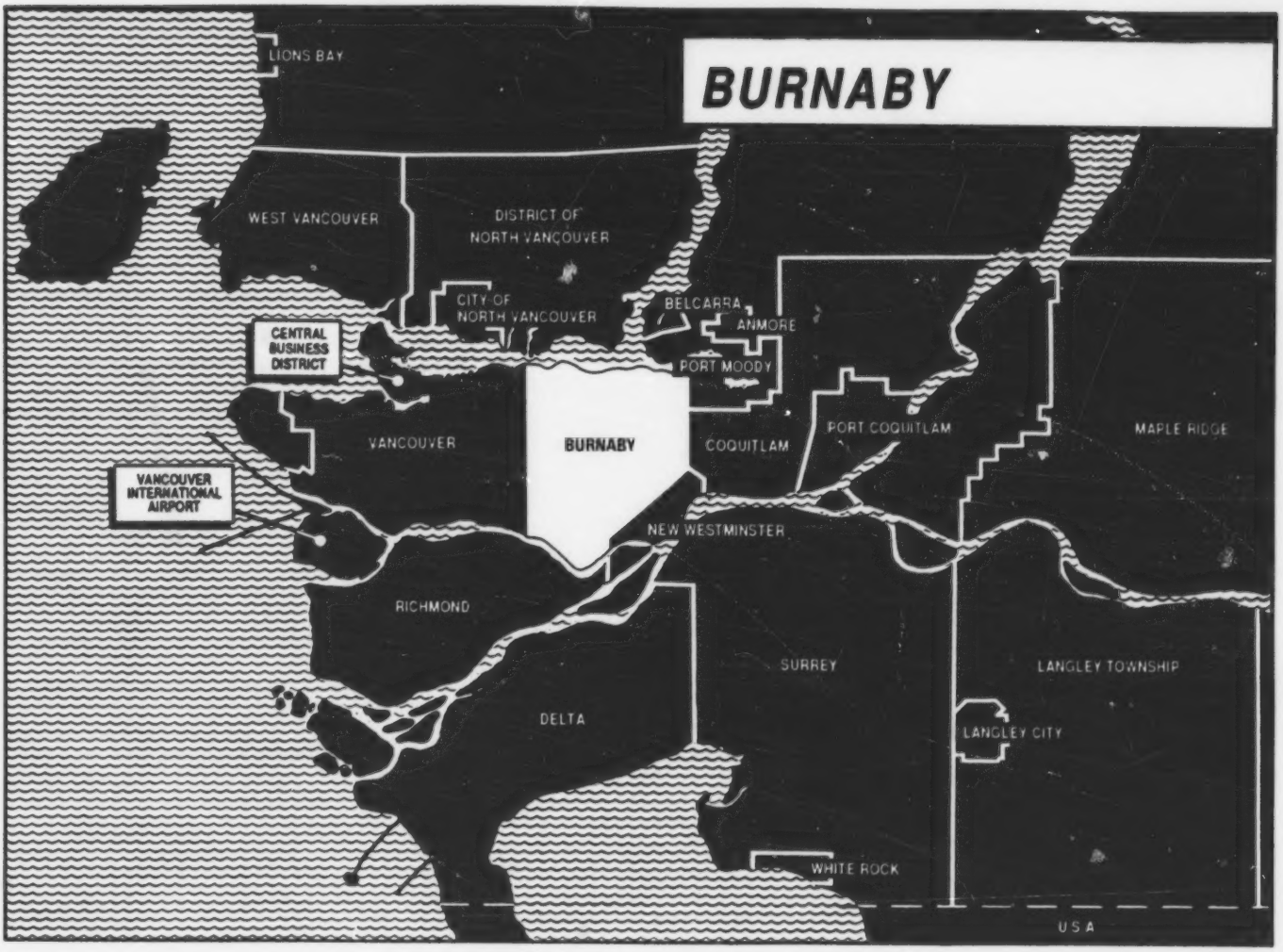
SOURCE:
GVRD, Development Services Derpartment

YEAR / LOCALITIES	AVERAGE INCOME PER INDIVIDUAL (In Current Dollar Figures) 1984 $	1985 $	1986 $	1987 $	1988 $	% CHANGE 1984 - 1988
BURNABY	19,746	20,370	20,477	20,392	23,326	18.13%
COQUITLAM	20,453	21,105	21,357	22,368	24,688	20.71%
DELTA	21,383	22,442	23,079	23,999	26,368	23.31%
LANGLEY *	16,893	17,684	18,140	21,182	23,598	39.69%
NEW WESTMINSTER	18,751	19,640	19,101	19,948	22,095	17.83%
NORTH VANCOUVER **	22,213	23,097	23,707	25,132	27,184	22.38%
PORT COQUITLAM	20,010	20,685	20,810	22,360	24,504	22.46%
PORT MOODY	20,757	21,310	21,631	22,573	25,002	20.45%
RICHMOND	20,812	21,838	22,262	23,275	25,468	22.37%
SURREY	18,042	18,771	19,048	20,097	22,188	22.98%
VANCOUVER	20,674	21,758	21,589	22,892	25,054	21.19%
WEST VANCOUVER	30,742	32,760	33,987	37,437	42,189	37.24%
WHITE ROCK	19,838	21,196	22,138	23,450	25,857	30.34%
GREATER VANCOUVER ***	20,793	21,743	22,102	23,470	25,963	24.86%
BRITISH COLUMBIA	19,102	19,945	20,038	21,104	23,183	21.36%

NOTES:
* Denotes both the City and Township of Langley
** Denotes both the City and District of North Vancouver
*** Average income per person is determined by dividing total income for each municipality by the number of taxfilers in those municipalities. The Greater Vancouver income average is a numerical average for the region.

SOURCE:
TAXATION STATISTICS, 1986, 1987, 1988, 1989, 1990: Analyzing the Returns of Individuals for the 1984, 1985, 1986, 1987 and 1988 Taxation Years (separate volumes for each year), Revenue Canada.

MUNICIPAL PROFILES



Balanced Diversity and Regional Access

BURNABY Located in the geographical centre of the Greater Vancouver region, Burnaby, with a population over 150,000, has evolved from a predominantly suburban, dormitory community to one serving as a regional focus for a variety of functions. Occupying 92 square kilometres, Burnaby is situated on the Burrard Peninsula between Vancouver to the west and New Westminster and Coquitlam to the east. Varied topography and many natural features including two large freshwater lakes, naturally forested mountain parkland, an ocean beach, a multitude of neighbourhood parks and open space many with fishbearing rivers and streams, provide those who live and/or work in Burnaby with an exceptional physical environment.

A strategic location with easy access to all areas of the region has helped Burnaby to provide a diverse and balanced range of business and lifestyle opportunities.

A full compliment of housing is offered from single family and townhouse, to medium and high density accommodation each in a variety of settings.

Burnaby has also become a major focus for industry. Numerous established industrial areas, new large-scale industrial parks and the two Discovery Parks specifically intended for scientific research and development offer a wide choice of locations for industry.

Burnaby's Metrotown provides a central and dynamic focus for regional office and retail activities which is located six miles from downtown Vancouver and served by Skytrain, the region's light rapid transit system.

Burnaby's quality educational facilities also provide an important link with business and industry.

As a leading centre for post-secondary education in British Columbia, Simon Fraser University attracts students from all parts of Canada as well as from overseas. Together with the British Columbia Institute of Technology which offers a wide range of specialized technical education, students are provided with unequalled access to advanced education opportunity.

Economic Strengths

Balanced diversity and regional accessibility are the key assets that Burnaby offers the business and investment community. Burnaby is a maturing inner suburb of Vancouver with an established infrastructure to meet the full range of business requirements.

Burnaby has the third highest concentration (after Vancouver and Richmond) of industrial floorspace in the region. Containing over 18 million square feet of industrial floorspace, Burnaby accommodates a complete range of industrial activity including over 300 manufacturing firms, several large industries, many warehousing/ distribution firms, and a growing high tech sector.

Considerable industrial expansion potential exists with approximately 1100 acres of land remaining to be developed. Industry is attracted to Burnaby's centrality, abundance of available land, fair and efficient development approval processes, and an excellent skilled work force.

Accessibility by all modes of transportation is another major attraction Burnaby offers to industry. Major transportation corridors including the Trans Canada Highway provides excellent access within region and to other parts of Canada and the US (some 30 minutes away). Vancouver International Airport is only 20 minutes away (approximately 15 kilometres) and deep water ports on the adjacent Fraser River and Burrard Inlet are readily accessible. Burnaby is also served by two national railways, the CNR and the CPR and one international railway, the BNR.

Burnaby has also emerged as a major commercial centre. Approximately 5.9 million square feet of retail space and 5 million square feet of office space are contained in Burnaby which together represents the second largest concentration of commercial activity in the region after Vancouver. Metrotown, the commerical core of Burnaby accounts for a significant portion of this activity which servedby Skytrain has become a major regional centre. Metrotown also contains the second largest retail complex in Western Canada.

Several large corporations and regional government agencies have located in Metrotown due to its accessibility, amenities and relatively inexpensive land compared with downtown Vancouver. Regional accessibility, visibility, inexpensive land and strategic site availability have also benefited many corporations who have established their headquarters in other parts of Burnaby.

The success of Burnaby's industrial and commercial sectors continue to be supported and complimented by Simon Fraser University and BCIT, whose presence in Burnaby contribute to its ability to attract further investment and growth. Burnaby is also emerging as a significant video, film and communications centre.

Burnaby even boasts about its agricultural sector, where about 200 acres of fertile land near the Fraser River supplies a significant portion of vegetable production from the Lower Mainland farming area. Burnaby is also home to the growing floriculture industry where North America's largest flower auction facility is located.

A complete range of lifestyle, employment and investment opportunities abound in Burnaby.

Economic Development Strategy

Burnaby's Economic Development Strategy articulates a fundamental attitude about economic development which concludes that the local economy can be improved in a way that enhances the quality of life, provides ongoing benefits for all members of the community, makes wise use of resources and preserves the quality of the environment.

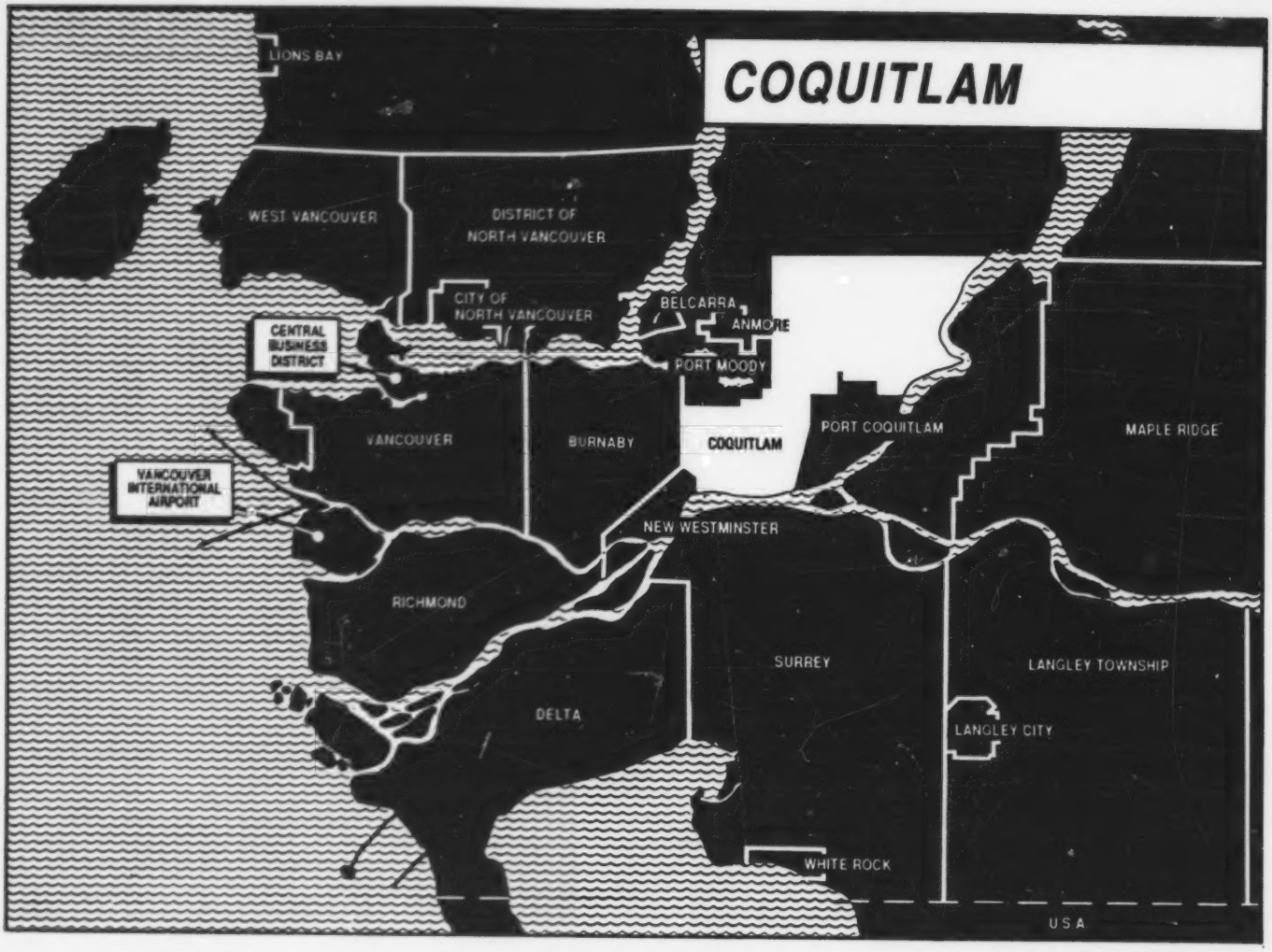
BURNABY

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	145,161	10.5%
1981	136,494	10.8%
1981-1986	6.4% Change	
Estimate		
1990	153,793	10.0%
1991	159,200	10.1%
1996	167,300	9.6%
2001	174,800	9.3%
HOUSEHOLDS		
1986 Census	58,300	11.0%
1990 Estimate	64,203	10.4%
Housing Starts		
1990	1,464	8.1%
1989	1,629	7.5%
1988	1,089	6.1%
1987	1,336	7.5%
1986 Post Census	385	4.9%
PERSONAL INCOME		
1986 Average	$20,477	94.3%
1986 Total Income	$2,034,400,000	10.8%
1986 LABOUR FORCE	82,372	10.9%
1986 EMPLOYMENT	68,756	10.8%
1990 BUSINESS LICENCES	7,887	8.0%
1990 PROPERTY ASSESSMENT		
Residential	$5,863,169,112	9.2%
Major Industry	$143,647,046	14.6%
Light Industry	$86,731,750	9.7%
Business	$1,856,878,184	11.6%
1990 BUILDING PERMIT VALUES		
Residential	$184,567,221	10.1%
Industrial	$63,660,830	19.8%
Commercial	$94,498,989	19.2%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	18,414,837	15.6%
Office	5,515,963	10.4%
Retail	5,587,883	8.7%

For further information, please contact:

Mr. Phil Sanderson
Economic Development Officer
The Corporation of the District of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Telephone: (604) 294-7231 Fax: (604) 294-7220



A Young and Dynamic Community

COQUITLAM is central to the northeast sector of the Greater Vancouver Region. This extensive municipality spans 150 square kilometres and is flanked by neighbouring municipalities of Burnaby, New Westminster, Port Coquitlam and Port Moody.

The Southwest part of Coquitlam is a well established and highly favoured community, with its own network of public and commercial services. Coquitlam has exellent freeway access directly to downtown Vancouver. Just to the north is Coquitlam's Town Centre area, a young and dynamic community. Because of the Town Centre, Coquitlam is known as one of the fastest growing municipalities in Greater Vancouver.

Urban develoment is now extending northwards up the base slopes of the surrounding mountians. The northeast part of Coquitlam extends over to the Pitt River and special marsh and farming areas. Thus, in Coquitlam, one is never more than fifteen minutes away from the mountians, wilderness opportunities and even pastoral settings. These are all part of the Coquitlam District Municipality.

Coquitlam

- *panoramic setting, with south-facing slopes overlooking the Fraser River;*
- *easy commuting to Vancouver, with no bridges or tunnels to cross;*
- *diversity of living and housing styles, from hobby farming to executive hillside properties and innnovative townhomes;*
- *leading rate of growth.*

Coquitlam Town Centre

What is now the Town Centre started out in the mid-seventies with a population of little more than 500 over the 400 hectare development area. Construction commenced in 1979 with a major shopping mall of some 900,000 square feet. Today the Town Centre area houses 16,000 people and there is a total of 2 million square feet of retail floorspace to serve the local residents and the surrounding region. There are 1500 apartments on the drawing board, with much more to come.

Detailed plans are afoot for a recreational complex, a new municipal hall, a community college campus and a performing arts complex — all for Coquitlam Town Centre. Development has just begun in the neighbouring Westwood area, which will bolster the immediate service area population by another 15,000 residents.

Excellent Industrial Locations

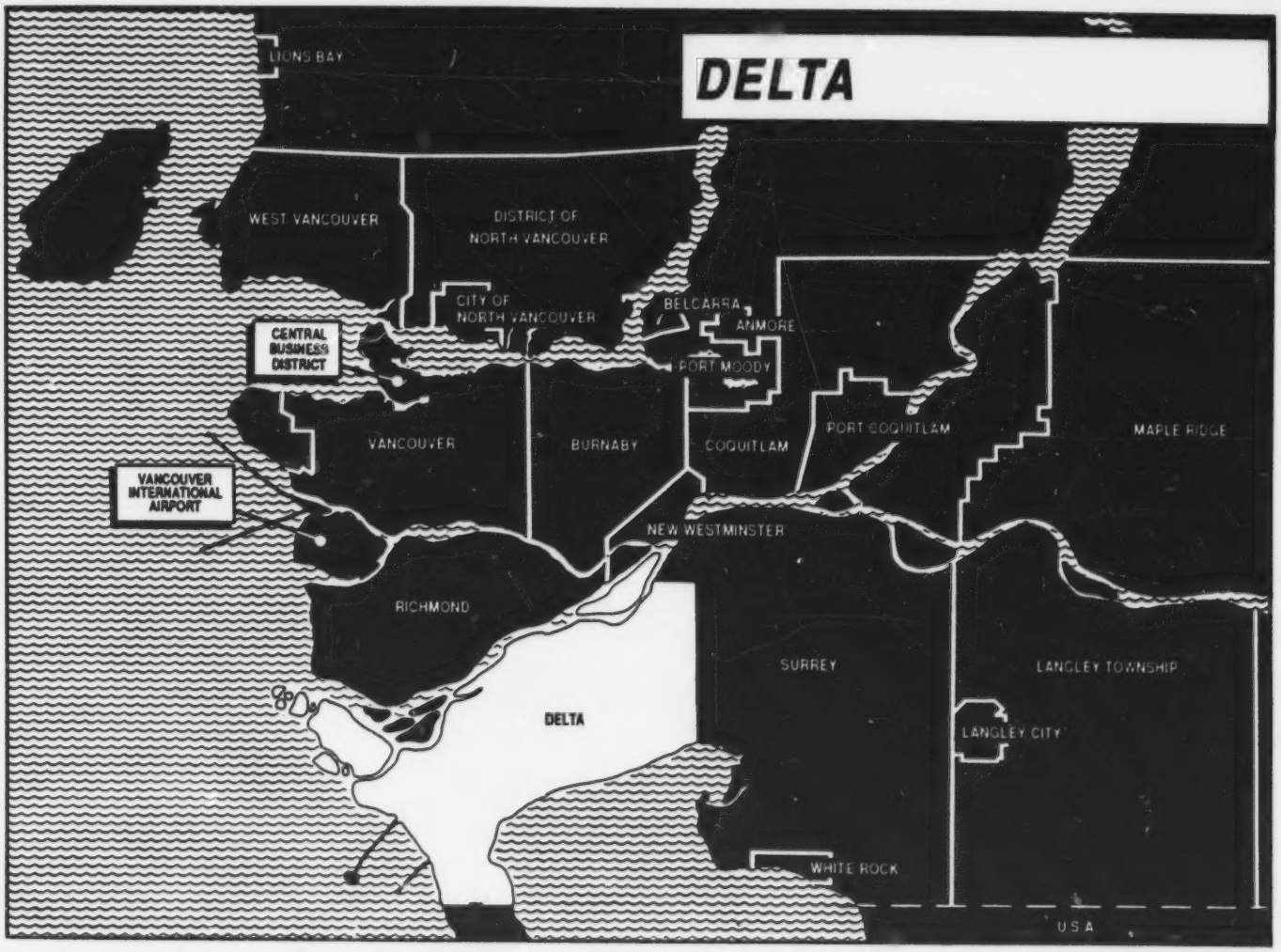
Coquitlam is home to the prestigious Mayfair Industrial Park with CP Rail and intermodal facilities and convenient truck access. The Fraser Mills area is ripe for redevelopment and ideally located on the Fraser River near the Lougheed and Trans-Canada Highway.

COQUITLAM		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	69,291	5.0%
1981	61,077	4.8%
1981-1986	13.4% Change	
Estimate		
1990	81,823	5.3%
1991	85,500	5.4%
1996	99,400	5.7%
2001	112,800	6.0%
HOUSEHOLDS		
1986 Census	24,170	4.5%
1990 Estimate	29,552	4.8%
Housing Starts		
1990	1,139	6.4%
1989	1,351	6.2%
1988	1,075	6.0%
1987	1,250	7.0%
1986 Post Census	547	7.0%
PERSONAL INCOME		
1986 Average	$21,357	98.4%
1986 Total Income	$850,900,000	4.5%
1986 LABOUR FORCE	39,180	5.2%
1986 EMPLOYMENT	17,885	2.8%
1990 BUSINESS LICENCES	5,003	5.1%
1990 PROPERTY ASSESSMENT		
Residential	$2,743,993,040	4.3%
Major Industry	$24,792,408	2.5%
Light Industry	$44,407,550	5.0%
Business	$486,514,073	3.0%
1990 BUILDING PERMIT VALUES		
Residential	$77,782,161	4.3%
Industrial	$5,713,175	1.8%
Commercial	$27,233,495	5.5%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	3,097,001	2.6%
Office	642,488	1.2%
Retail	2,957,789	4.6%

For further information please contact:

District of Coquitlam
111 Brunette Avenue
Coquilam, B.C. V3K 1E9

Telephone (604) 526 3611 Fax: (604) 526-6014



The Heart of Southern Vancouver

DELTA, the heart of the Lower Mainland, is beating with a strong, steady pulse.

Its arteries are excellent road, rail, water and air transport facilities which put downtown Vancouver and the Canada-U.S. border within a few minutes of most areas, and its lifeblood is the ever-growing tide of people who call it home.

Between the 1986 census and 1991, its population is expected to jump from just over 79,000 to nearly 90,000 and this growth is being matched in the industrial districts as well.

So popular has Delta become that residential and industrial land are now both at a premium, with the emphasis shifting from large-scale to fill-in developments.

But Delta is far from being a mix of residential and industrial or commercial land alone. The municipality's 18,677 hectares include extensive tracts of prime land still used for agricultural and other rural purposes. There are also large natural land, estuary and seashore areas.

There are three major centres of population. These, and their projected 1991 populations (with 1986 figures in parentheses), are: North Delta 48,483 (45,415), South Delta (Tsawwassen) 21,180 (17,646) and Ladner 18,079 (13,765).

Improved Fraser River crossings have brought major boosts for the region. The completion of the Massey Tunnel under the river in 1959 caused a 17 percent surge in the annual growth rate. Although this has now slowed to less than 3 percent, plans are being mooted to widen the tunnel.

The opening of the spectacular Alex Fraser suspension bridge, linking both sides of the river at Annacis Island in the fall of 1986, had an immediate impact on residential and industrial developments as well.

Within only three years, the last lots in the 1,200 acres of industrial land were snapped up — some 250 acres going in 1989 alone.

Between 1986 and 1989, the number of permits issued for new homes and industrial buildings doubled in Delta - new home permits rising from 337 to 700 and industrial permits from 45 to 100.

Yet another boost is coming from improvements to a third crossing which skirts Delta, but is linked by feeder bus routes. This is the SkyTrain rapid transit system which made its debut carrying visitors to the Expo '86 World's Fair in Vancouver.

The line has been extended from New Westminster, crossing the river via a new suspension bridge to new stations at Scott Road and Whalley. These are within five to ten minutes respectively of North Delta residential areas.

Delta's early economic development was sparked by agriculture and fishing, but prospects of lower land prices coupled with excellent access for virtually every means of transport, brought industry in droves.

However, the development has been controlled. In the two largest industrial areas — Annacis Island and Tilbury Industrial Park — the trend has definitely been up-market, with many companies moving their offices in along with their plants.

Developers have imposed rigid building guidelines and landscaping requirements of their own to supplement those of the municipality in a determined bid to enhance the park-like setting.

As vacant land becomes harder to find, a trend toward more intensive use is emerging. In residential areas, old titles are being assembled and townhouses or apartments erected. The matching industrial trend is for multi-tenancy warehouse and manufacturing facilities, which are allowing smaller companies to move in alongside the giants. To help achieve this the Municipality of Delta and the Delta Chamber of Commerce are working with landowners along the River Road corridor to assist in opening up the area for additional industrial gowth.

The businesses thrive in a setting where downtown Vancouver is 25 minutes away, the Canada-U.S. border about 20 minutes and Vancouver International Airport within 15 minutes of most plants. Delta even has its own airport at Boundary Bay and the Fraser River has always been an important freight "highway". So attractive has the region become for residential and industrial settlement that there is a constant search for new development opportunities.

Close by Tsawwassen is the world's third largest export bulk terminal. It is the Roberts Bank Superport, operated by Westshore Terminals Ltd. and each year moves some 20 million tonnes of coal to the overseas markets.

In 1987, the port set a world record when 239,084 tonnes were loaded aboard the massive dry bulk tanker, Hyundai Giant.

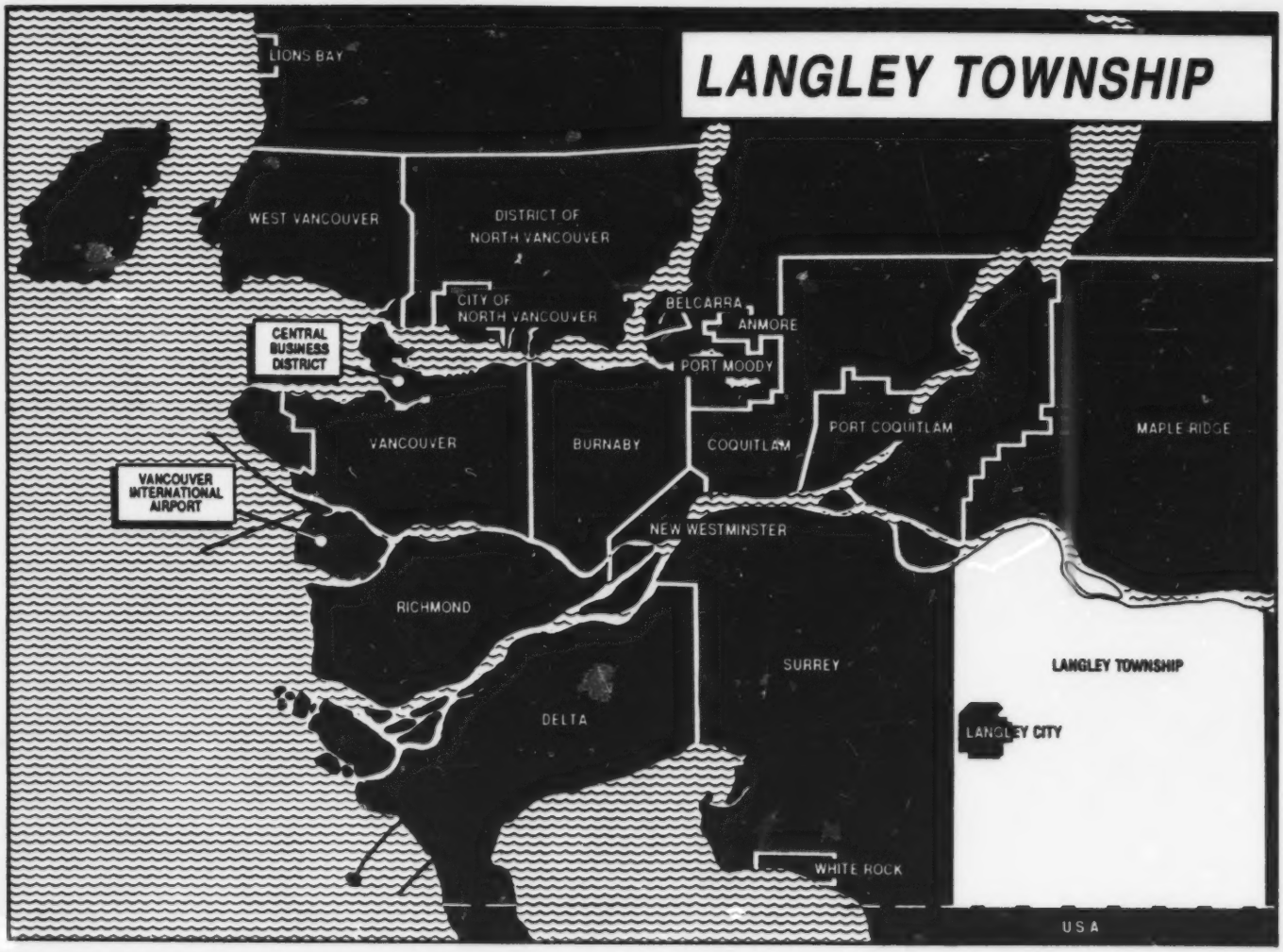
But work is not everything. Delta is also rich in recreational facilities and as it gets more sunshine than much of the Lower Mainland, there is plenty of opportunity to enjoy them. With all these attractions and prospects of future growth, Delta is entering one of its most exciting decades ever.

DELTA

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	79,610	5.8%
1981	74,692	5.9%
1981-1986	6.6% Change	
Estimate		
1990	84,866	5.5%
1991	87,100	5.5%
1996	93,500	5.4%
2001	100,000	5.3%
HOUSEHOLDS		
1986 Census	25,030	4.7%
1990 Estimate	28,981	4.7%
Housing Starts		
1990	905	5.0%
1989	922	4.2%
1988	1,015	5.7%
1987	887	5.0%
1986 Post Census	222	2.8%
PERSONAL INCOME		
1986 Average	$23,142	106.6%
1986 Total Income	$1,134,600,000	6.0%
1986 LABOUR FORCE	42,087	5.6%
1986 EMPLOYMENT	17,758	2.8%
1990 BUSINESS LICENCES	4,197	4.3%
1990 PROPERTY ASSESSMENT		
Residential	$3,107,350,623	4.9%
Major Industry	$149,145,917	15.1%
Light Industry	$89,095,400	10.0%
Business	$332,164,422	3.3%
1990 BUILDING PERMIT VALUES		
Residential	$66,289,000	3.6%
Industrial	$55,279,000	17.2%
Commercial	$8,206,000	1.7%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	8,076,841	6.8%
Office	980,103	1.8%
Retail	2,397,857	3.7%

For further information please contact:

Roslyn Castleden
Delta Chamber of Commerce
6201 - 60th Avenue
Delta, B.C. V4K 4E2
Telephone (604) 946 4232 Fax: (604) 946 5285



TOWNSHIP OF LANGLEY

Have you ever wondered where you could float in a hot air balloon, lunch on award winning deli meats, step back in time with a blacksmith, or ride with olympic equestrian champions without leaving your backyard?

Consider the Township of Langley. Established in 1873, the Township of Langley is one of the most historic municipalities in British Columbia. Located approximately 25 miles from Vancouver's centre, in the southeastern extreme of the regional district, Langley Township stretches over 117 square miles (303 km2) from the United States border north to the mighty Fraser River. With a land allocation of 75 percent rural to 25 percent urban, the Township offers business and investment opportunities of all types.

A community of communities

Langley Township is a community of communities. Population growth has been rapid from 36,660 in 1976 to 63,100 in 1990, putting Langley's size among the top twelve municipalities in B.C. Average growth is over four percent annually. By 2001, the Township is projected to be home to more than 90,000 people. Most of this growth is directed to our communities of Aldergrove, Fort Langley, Brookswood, Walnut Grove, Willoughby, Willowbrook, and Murrayville. The remainder is primarily in the Agricultural Land Reserve and is the base for agricultural enterprises, a burgeoning equestrian industry and residential acreages. Although predominantly a single family area, all types of housing options exist, from country estates to garden condominiums.

As the labour force exceeds 26,000 persons, the Township offers a plentiful supply of labour. Employment opportunities in the Township are mainly in retailing, distribution, manufacturing, transportation, construction and institutional activities. Overwaitea Foods, with its head office and distribution centre is the Township's largest private sector employer. Other major manufacturing and processing enterprises are International Forest Products Ltd. (McDonald Cedar), Western Protein Foods Ltd., Kohlers European Sausage Ltd., Aggressive Transport, Miller Contracting, Agvale Insulation and Industries Ltd., Allied Aluminum Products, B.C.M. Manufacturing and Fraser Valley Mushroom Growers Co-op.

With three established and one developing industrial area, interested manufacturing and distribution and businesses can readily find a suitable site. Land and space options range from multi-bay units for start-up businesses to the Gloucester Estates industrial community with general theme areas including light and medium manufacturing, lumber-related industries, and high corporate visibility businesses. A proposed golf course and hotel facilities would make Gloucester Estates the most advanced industrial environment in the region. Ready-to-go sites and buildings are now available in the industrial areas of Aldergrove, Mufford, and Northwest Langley including the 401 Industrial Park.

Retailing is growing with the expansion of Willowbrook Mall and large established retailers soon to be joined by The Bay and Sears. A wide array of small and medium-sized retail, service and professional opportunities exist, especially in Fort Langley, Walnut Grove, Aldergrove and Brookswood commercial areas.

The Township also has major institutions including Langley Memorial Hospital, Trinity Western University and the innovative School District No. 35, which offer a wide diversity of jobs and training options close at hand.

Langley Township offers a welcoming experience to visitors, and tourism opportunities to investors. In 1827 the Hudson's Bay Company established a fort near Fort Langley. The Fort Langley community, the birthplace of British Columbia, is pursuing a tourism enhancement process that builds on its heritage — a National Historic Park, two museums, heritage buildings, craft shops and festivals. Potential for a marina is under investigation, while opportunities are available for restaurants, retailing and accommodation. Near Aldergrove is the Vancouver Game Farm, with its large display of exotic animals. Elsewhere, several business hotels serve business travellers and residents' guests, while more golf courses are under development and equestrian centres abound.

What differentiates Langley Township from much of the rest of Greater Vancouver is its pastoral landscape which supports an active agricultural and equestrian community. Modern greenhouse operations and herb farms thrive next to a significant dairy and swine industry. The Township is the largest producer of mushrooms in Canada and a major producer of strawberries and raspberries. Outstanding equestrian facilities such as Milner Downs and Thunderbird Equestrian Centre and a myriad of smaller equestrian centres, breeding and training facilities, position Langley Township as the equestrian capital of British Columbia. Combined with country values of hard work and entrepreneurialism, Langley Township's country heritage makes us a good place for independently-minded business people to start a business.

While originally rural at heart, Langley Township offers many amenities that make our lifestyle options very livable. Our school system is accessible with great variety in its programs: French immersion, a unique music program, business education and the only elementary fine arts school in British Columbia. Our network of Township parks is expanding and developing as urban areas grow. An equestrian trail system will eventually link two of three regional parks in the Township. Fishing is available at the third regional park on the Fraser River. The W. C. Blair Recreation Centre was the first wave pool in the Province, while plans are underway for a new civic centre, including arts facilities. The Centennial Museum has an active program of hands-on events and displays. Within our various communities, the spirit of individualism and great local pride is alive and well.

Our economic advantages are numerous:

- large and growing supply of skilled workers;
- ample supply of industrial, commercial and residential land at competitive prices in designated growth areas;
- convenient location for transportation and distribution of goods to Greater Vancouver, British Columbia interior and the United States;
- desirable area to live with diverse residential options;
- excellent school system with additional post secondary training options;
- largest private university in Western Canada;
- strong agricultural base with specialty growing areas;
- positive environment for small business enterprises;
- state of the art industrial park under development;
- municipal airport
- U.S.A. border crossing south of Aldergrove and easy proximity to truck border crossing;
- industrial areas serviced with CN Rail and others with Southern Railway;
- mild winters with little seasonal interruption for construction;
- responsible municipal fiscal management.

The Township of Langley's Economic Development Strategy adopted in 1989, has as its mission statement:

"To increase investment in Langley that harmonizes development with our rural environment."

The Township would like to provide more local work opportunities for residents and to improve the balance of property tax revenues. The focus of the strategy is on various aspects of agriculture, new manufacturing, high quality residential environments, small business expansion, and tourism. A planned approach is deemed most desirable.

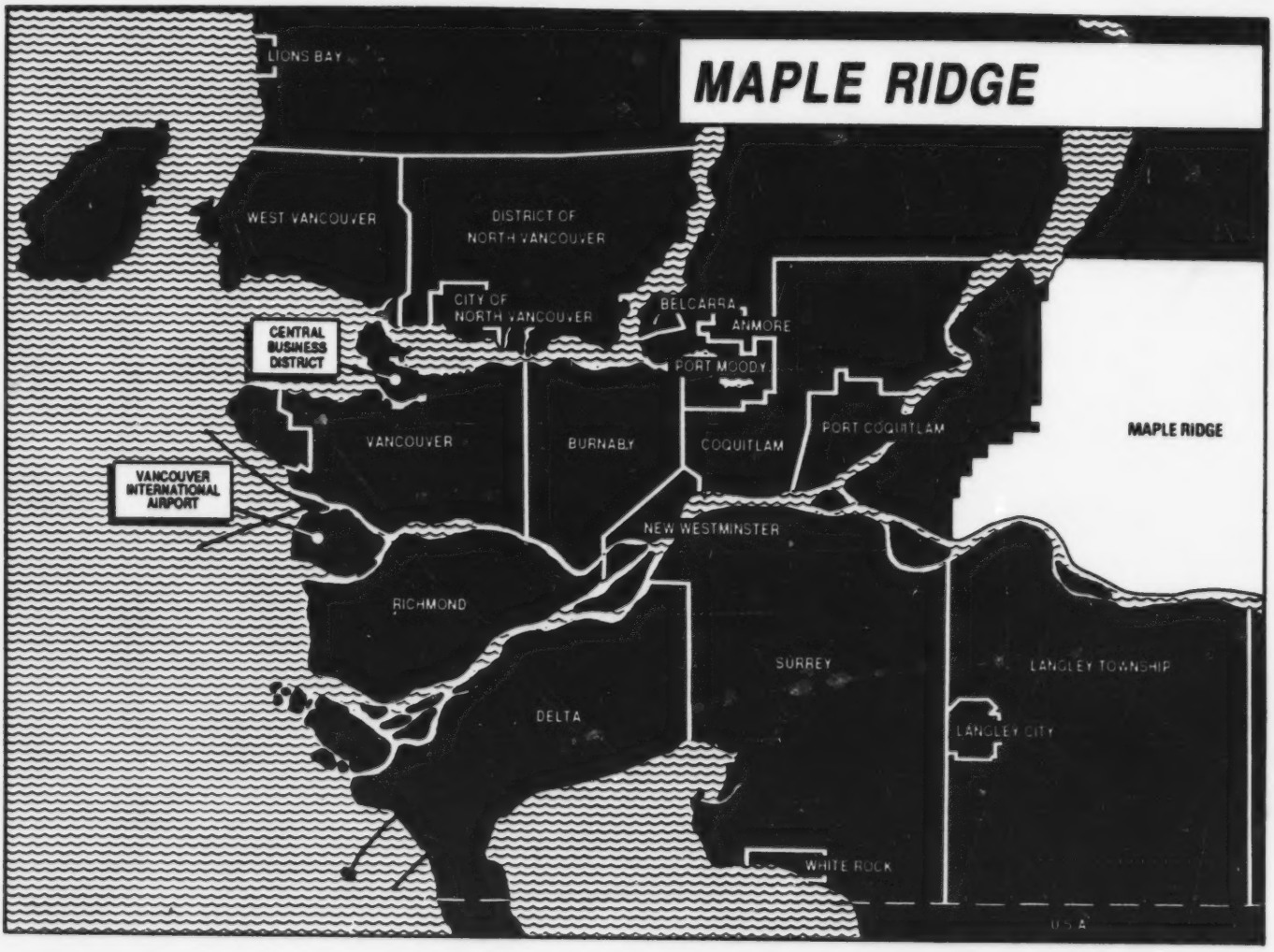
The Township of Langley offers selection in all facets of its work and residential environments. As a community with roots, the Township is a place of choice for those who appreciate our business advantages and our unique combination of urban and country character.

TOWNSHIP OF LANGLEY

		% SHARE GREATER VANCOLVER
POPULATION		
Census		
1986	53,434	3.9%
1981	44,617	3.5%
1981-1986	19.8% Change	
Estimate		
1990	62,620	4.1%
1991	69,600	4.4%
1996	85,700	4.9%
2001	103,100	5.5%
HOUSEHOLDS		
1986 Census	17,395	3.3%
1990 Estimate	21,237	3.4%
Housing Starts		
1990	782	4.4%
1989	1,005	4.6%
1988	845	4.7%
1987	783	4.4%
1986 Post Census	427	5.5%
PERSONAL INCOME		
1986 Average	$18,140	83.5%
1986 Total Income	$969,310,900	5.2%
1986 LABOUR FORCE	25,850	3.4
1986 EMPLOYMENT	23,790	3.7%
1990 BUSINESS LICENCES	2,586	2.6%
1990 PROPERTY ASSESSMENT		
Residential	$1,909,580,339	3.0%
Major Industry	$9,289,253	0.9%
Light Industry	$26,474,400	3.0%
Business	$216,796,500	1.4
1990 BUILDING PERMIT VALUES		
Residential	$57,999,514	3.2%
Industrial	$16,226,144	5.1%
Commercial	$13,310,500	2.7%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	3,707,480	3.1%
Office	216,117	0.4%
Retail	1,392,910	2.2%

For further information please contact:

Linda Swaine, Economic Development Manager
Township of Langley
4914 - 221st Street Langley, B.C. V3A 3Z8
Telephone: (604) 534 3211 Fax: (604) 533-6110



MAPLE RIDGE Surrounded by natural beauty, blessed with abundant clean air and water, Maple Ridge is a community proud of its heritage and optimistic about its future.

Close to Vancouver and Seattle, two of the world's most exciting and cosmopolitan cities, Maple Ridge retains the character and living advantages of a smaller, more neighbourly, country town. There's easy access to almost every imaginable indoor and outdoor recreation — most are right near home, here in Maple Ridge.

A Community Worth Looking At

Growth (Population)

Maple Ridge has experienced an unprecedented population growth of 7% per year since 1986, estimates for 1990 show our population at 46,578.

Industry

The Maple Ridge area, originally based principally on the resource industries of agriculture, fisheries, forestry and mining, is rapidly expanding its manufacturing capability. The largest manufacturing industry in the region is the wood processing industry with two companies—Interfor and Fletcher Challenge Canada—accounting for over one-third of its manufacturing work force. In addition, other industrial activities in the region are boat building, metal fabricating, battery manufacturing, plastics, agriculture, including many large greenhouse operations, printing and publishing, sand and gravel industries.

Industrial Land Information

Maple Ridge currently has three active industrial areas. These areas are as follows:

Maple Meadows Industrial Park
– Phase I and Phase II

A Class "A" Industrial Park, Maple Meadows is located in south west Maple Ridge. Phase I (comprised of 30.4 acres) is completely sold out, while Phase II (comprised of an additional 62 acres) has various lots for sale.

Maple Meadows currently contains light/medium industrial manufacturing, as well as high tech industry.

Albion Industrial Area

A mixed use industrial area, is located in the south central part of Maple Ridge. Albion Industrial Area is

comprised of a total of 166 acres with few available industrial sites left.

Ruskin/Whonnock Industrial Area

These industrial sites are located in the eastern portion of Maple Ridge, along the Fraser and Stave Rivers. Most of these industries are primarily wood related. Minimal acreages are still available.

Future Industrial Activity

Currently in the north eastern portion of the District two preliminary proposals for industrial land use are under consideration.

One is a proposal for a 90 hectare mixed use ceramic and building material manufacturing operation, while the other proposal consists of 35 hectares also for mixed use industrial purposes.

Current Development Projects

For the period of January to October 1989, Maple Ridge issued commercial building permits valued at $2.7 million. The comparable figure for 1988 was $2.6 million.

Other development projects include a $45 million correctional centre to be completed in 1990 and located in the north east sector of the municipality.

A $6 million provincial court facility located in the down-town core area of Maple Ridge will also be completed in 1990.

The municipality has also commenced construction of a new $3 million works yard which will be centrally located within the District.

Transportation

Located 45 km from Vancouver, Maple Ridge is served by Highway 7 (Lougheed Highway), our Provincial Highway east/west (vis-a-vis).

Railway Services

The mainline of the Canadian Pacific Railway parallels the Fraser River. This dual track facility accommodates an average of 25 trains per day. Through interchanges and switching facilities, connections are available to B.C. Railway, B.C. Hydro Railway, Canadian National Railway and Burlington Northern Railway.

River Transport

Fraser Port, administered by the Fraser River Harbour Commission, is a fresh water, ice-free, deep sea port. The Port boundaries cover 225 km of shoreline that extends from Gary Point, Steveston along the main arm of the Fraser River to Kanaka Creek in Maple Ridge. Berthing and modern cargo-handling facilities are available at the Fraser-Surrey site.

Air Services

The 280 hectare Pitt Meadows Airport is located 1.5 km west of the District. It is one of the few airports operated by the Ministry of Transport for small aircraft. Flight schools, charter operations and services to fixed and rotary wing aircraft are among some of the services available.

Vancouver International Airport is approximately a one hour drive from Maple Ridge.

Truck Transport and Custom Facilities

Trucking services are readily available in the District and serve a variety of personal, commercial and industrial needs.

Public Transportation and Ferries

The Maple Ridge Bus Service, operated by Independent Bus and Transport Limited, provides local public transit within the District of Maple Ridge. This service is operated under a joint program with the Urban Transit Authority of British Columbia. The Albion Ferry, crossing the Fraser River, is run by the Ministry of Transportation and Highways of British Columbia. The "no charge" ferry run takes approximately five minutes to cross the Fraser River to Fort Langley from Maple Ridge.

Climate (Longest Frost Free Period in Canada)

The District of Maple Ridge experiences a moderate, marine, west coast climate characterized by small seasonal variations in temperature and dry summers. Summer winds are usually light and originate over the Pacific Ocean.

Education and Health Care

Maple Ridge is served by three High Schools, twenty Elementary Schools, four Independent Schools and Douglas Community College.

A public referendum will be held in April 1990, in order to obtain input on an exciting new educational complex named "Thomas Haney Centre". If this project is approved by authorities, it will include a high school, college satellite campus, community theatre and athletic park, all on one site.

Maple Ridge Hospital is a 282 bed facility currently undergoing extensive renovations. There are also specialized facilities for Long Term Care.

Recreation

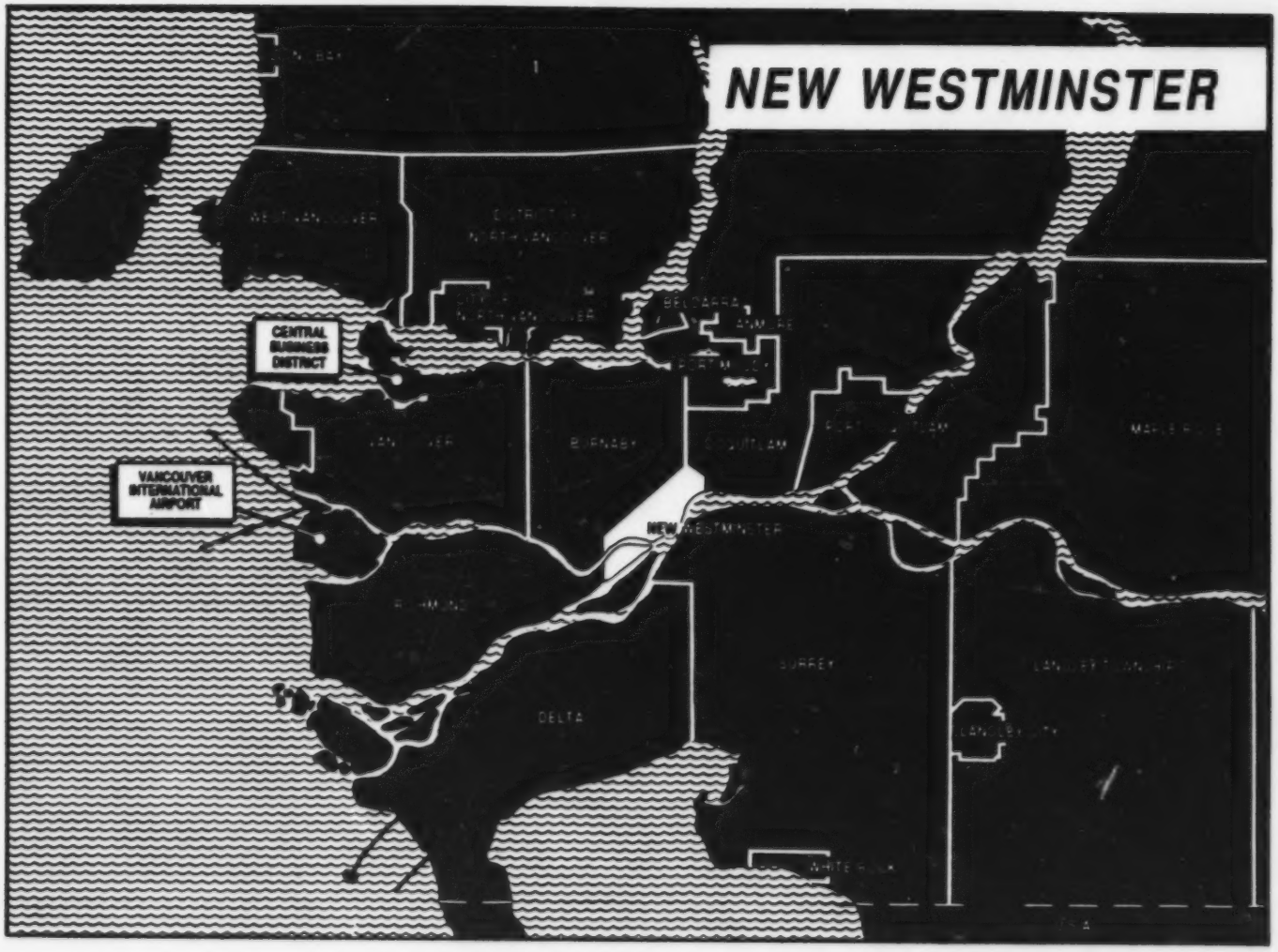
Between the mountains and the sea, Maple Ridge's recreational facilities include a network of more than two dozen parks, a national award winning and beautifully equipped leisure centre, a recreation complex with craft studios, banquet facilities and meeting rooms, a curling rink and ice arena, private recreation facilities, golf course, 25 churches and an art gallery.

MAPLE RIDGE

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	36,023	2.6%
1981	32,232	2.3%
1981-1986	11.8% Change	
Estimate		
1990	46,578	3.0%
1991	47,900	3.0%
1996	59,200	3.4%
2001	69,400	3.7%
HOUSEHOLDS		
1986 Census	12,470	2.3%
1990 Estimate	16,581	2.7%
Housing Starts		
1990	878	4.9%
1989	955	4.4%
1988	642	3.6%
1987	1,175	6.6%
1986 Post Census	461	5.9%
PERSONAL INCOME		
1986 Average	$19,336	89.0%
1986 Total Income	$444,700,000	2.4%
1986 LABOUR FORCE	17,951	2.4%
1986 EMPLOYMENT	9,884	1.6%
1990 BUSINESS LICENCES	2,008	2.0%
1990 PROPERTY ASSESSMENT		
Residential	$1,349,936,981	2.1%
Major Industry	$21,635,471	2.2%
Light Industry	$19,104,150	2.1%
Business	$138,280,525	0.9%
1990 BUILDING PERMIT VALUES		
Residential	Not Available	Not Available
Industrial	Not Available	Not Available
Commercial	Not Available	Not Available
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	Not Available	Not Available
Office	Not Available	Not Available
Retail	Not Available	Not Available

For further information please contact:

Brock McDonald
Director of Business Development
District of Maple Ridge
Maple Ridge Business Development Office
11949 Haney Place, Maple Ridge, B.C. V2X 6G2
Telephone: (604) 463-8748 Fax: (604) 467-2610



Pride in the Past Building for the Future

NEW WESTMINSTER

The City of New Westminster is situated in the centre of the Lower Mainland. It is attractively located on a hillside overlooking the Fraser River. The City centre slopes down from Royal Avenue to the waterfront offering excellent views up-river to the Golden Ears Mountains, southeast to Mount Baker and down-river towards Richmond and Delta, and the Strait of Georgia. The Downtown section of New Westminster, with its sloping streets, waterfront views and heritage buildings reminds one of San Francisco.

The City of New Westminster was the first capital of British Columbia. The fortunes of the City have ebbed and flowed during its 125 year history, but today New Westminster is an important industrial City with many of its local industries based on forest products. The City also has a strong public sector component as it is the seat of the New Westminster Law Courts and the location for the Land Title Office for the Lower Mainland.

New Westminster's Royal Columbian Hospital is the third largest hospital in the Lower Mainland serving residents from Burnaby to Hope. It is a major referral centre specializing in trauma, obstetrical, cardiovascular and critical care.

Douglas College is one of the largest colleges in the Lower Mainland with over 10,000 students in credit programs which equates to 4,200 full-time equivalent students on an annual basis. The college also provides non-credit community response to over 24,000 adults who participate in part-time vocational or personal enrichment pro-

grams. The college has a strong orientation to social services, health sciences, business and university transfer students.

These facilities have naturally led to the creation of a professional support sector. Because of the City's central location, New Westminster also serves as a major distribution centre for goods throughout British Columbia.

New Westminster by British Columbia standards is a venerable City. Although the Great Fire of 1898 destroyed one-third of the City, some early buildings remain and these vestiges of its historic roots now contribute immensely to the character of the City. It is also the setting for some fine contemporary architecture. The extensive public landscaping and the pride that private property owners take in the care of their homes contribute to the overall beauty of the City.

The City of New Westminster offers a variety of housing types ranging from the large historic homes of Queens Park to executive style condominiums located along the banks of the Fraser River. A riverfront esplanade flanks these units and provides pedestrian access to a festival market and a hotel at one end and a marine park at the other. The introduction of multiple residential units set in a series of lagoons adds to the attractive waterfront living available in the City.

New Westminster, a city roughly six square miles in area, is renowned throughout the region for the quality, creativity and innovation of its recreational programs and draws substantial participation from surrounding communities.

New Westminster has a diverse selection of cultural events and groups within its boundaries, and being centrally located within the Greater Vancouver Metropolitan area, an even greater selection of events is available in very close proximity. The cultural element is a growing dimension of the New Westminster lifestyle.

In Uptown New Westminster, Cambridge Western Leasehold is replacing the old Woodward's store with an urban shopping centre containing about 340,000 sq. ft. of retail space and about 140,000 sq. ft. of office space. This is a major addition to one of the City's key commercial areas.

The downtown core is also undergoing significant revitalization. A major street beautification and widening program has recently been completed. A business improvement area is now in place actively promoting Downtown New Westminster. A Heritage Area Revitalization Program is also underway offering incentives to restore the facades of the turn of the century buildings on Columbia Street.

The City of New Westminster is one of the fastest changing communities in British Columbia. With the introduction of Skytrain connecting the City to Vancouver and Surrey, it has become the community of choice for many young professional families.

The development of the waterfront and the recent commercial/ residential redevelopment of the B.C. Penitentiary lands are examples of how B.C.'s original capital city is experiencing a renaissance in development and new directions for residential, commerce and industry.

NEW WESTMINSTER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	39,972	2.9%
1981	38,550	3.0%
1981-1986	3.7% Change	
Estimate		
1990	42,788	2.8%
1991	43,700	2.8%
1996	46,300	2.7%
2001	48,700	2.6%
HOUSEHOLDS		
1986 Census	19,410	3.6%
1990 Estimate	22,125	3.6%
Housing Starts		
1990	337	3.0%
1989	1,036	4.7%
1988	463	2.6%
1987	426	2.4%
1986 Post Census	253	3.2%
PERSONAL INCOME		
1986 Average	$19,101	88.0%
1986 Total Income	$763,305,172	4.1%
1986 LABOUR FORCE	21,379	2.8%
1986 EMPLOYMENT	22,508	3.5%
1990 BUSINESS LICENCES	3,300	3.4%
1990 PROPERTY ASSESSMENT		
Residential	$1,329,173,950	2.1%
Major Industry	$76,529,116	7.8%
Light Industry	$37,468,350	4.2%
Business	$333,014,950	2.1%
1990 BUILDING PERMIT VALUES		
Residential	$39,914,795	3.3%
Industrial	$5,227,749	1.6%
Commercial	$30,141,805	6.1%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	4,670,516	4.0%
Office	1,773,441	3.3%
Retail	2,691,615	4.2%

For further information please contact:

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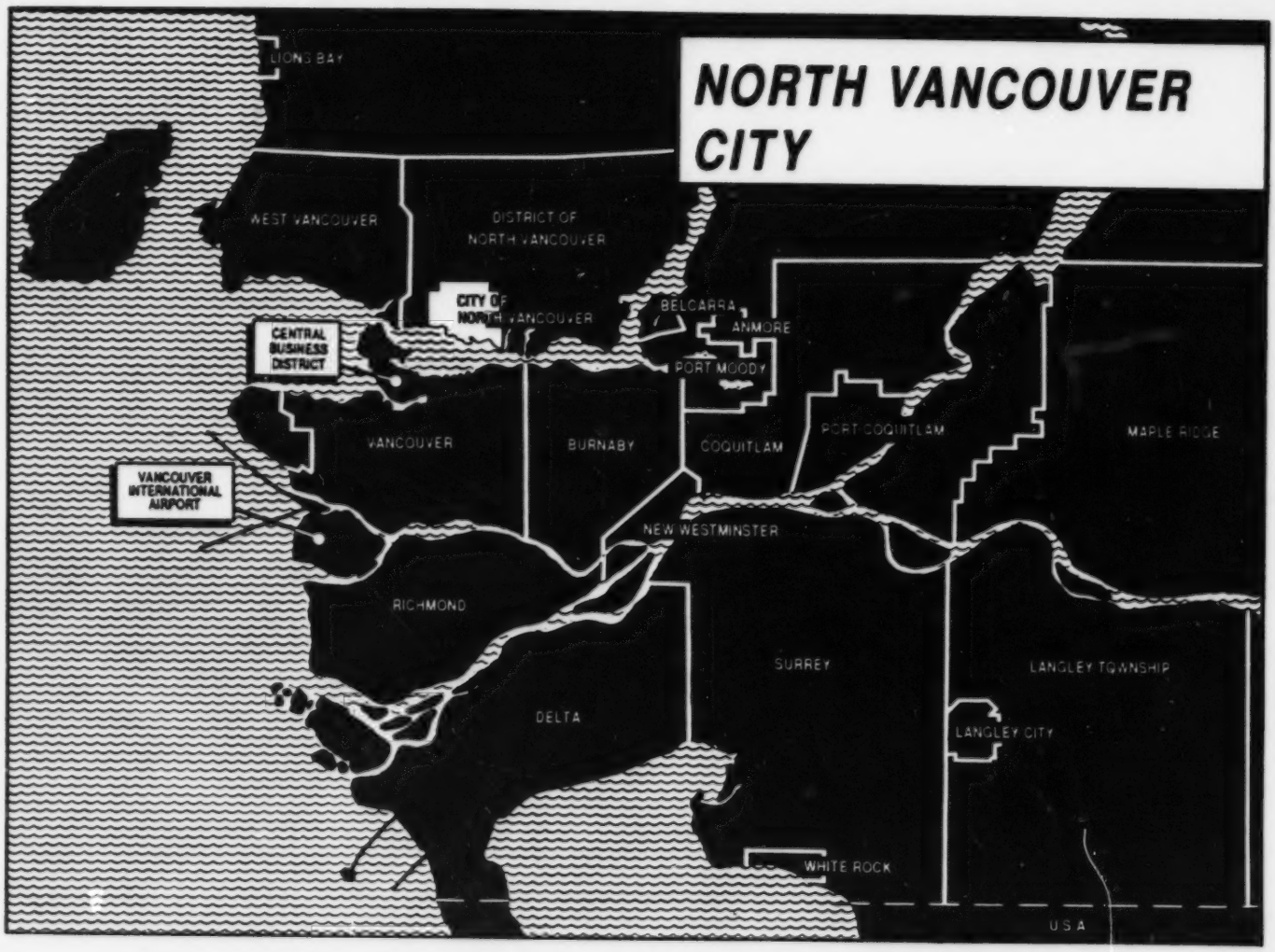

NORTH VANCOUVER CITY is the urban centre of Greater Vancouver's North Shore, located some eight kilometres (five miles) from downtown Vancouver.

So much more on Vancouver's North Shore

Surrounded on three sides by the District of North Vancouver and on the fourth by Burrard Inlet, the City is a mix of specialty shopping, a key transportation node, and a major maritime centre. The City of North Vancouver, along with the District of North Vancouver and the District of West Vancouver share the geographic area known as Vancouver's North Shore.

North Vancouver City boasts an employment amount that exceeds the resident labour force. Indeed, the North Shore Region is one of only two regions in Greater Vancouver where future employment is projected to grow at a faster rate than population growth. Historically, the City core was the first North Shore area to develop as a service area for the burgeoning pre World War I logging and sawmilling operations set up on the North Shore. Access in the late 1800's and early 1900s was limited to boats and a ferry system. Lonsdale Avenue, the present main north-south connector, maintains its role as a major transportation connector and a significant economic area. Recent work with heritage buildings in the area indicate that there are significant opportunities to develop business opportunities while working with a highly valued historical context.

The City's Regional Perspective

In the Greater Vancouver context, North Vancouver City is recognized as a Regional Town Centre and as a comparatively dense distinct city core in the North Shore context. Home

to B.C. Transit's Seabus, the high speed waterborne transit system to downtown Vancouver, the adjacent Lonsdale Quay Public Market and Waterfront Park, the City is a major access point for commuters during the week and tourists all year round.

Industrial Opportunities

Maritime industry has and continues to be a substantial portion of the City's economy. Shipbuilding firms, tug operations, and many ancillary and specialized firms provide a base for a significant portion of the trade and commerce of the Vancouver Port Corporation. As a result, two railways, B.C. Rail and C.N. Rail are also located on the North Shore.

The Pacific Marine Training Institute, an international training facility for marine industry, hazardous materials, and new technologies is located in the Lower Lonsdale area in a new sole use facility on the waterfront and adjacent to waterfront park. PMTI's market area for drawing students is the entire globe.

The City also has a growing technology sector represented by developments such as North Shore Studios, the largest movie studio in Canada, and a large number of software, specialized manufacturing, and related firms. These informal business park areas have become a technology enclave supporting a number of highly niched world class firms. A recent survey of North Shore technology firms has indicated that over three hundred firms are located on the North Shore.

These high demand business and industrial park locations still have room for growth especially for marine-oriented technology firms, firms servicing industrial waterfront users, environmental ventures, and manufacturers of uniquely niched products.

Retail and Commercial Opportunities

Existing retail development provides a wide variety of options from the City's major shopping centre, Capilano Mall, to area developments along major roadways, such as Marine Drive, Lower and Central Lonsdale, and the unique Lonsdale Quay Public Market on the waterfront at the foot of Lonsdale.

Lower and Central Lonsdale are also major office cores containing larger development such as headquarters for the Insurance Corporation of British Columbia and B.C. Rail. A wide selection of commercial space from simple packaged offices to first class head office space is available. Central Lonsdale is a medical and related, and professional services core. Lions Gate Hospital, which serves the whole North Shore, is located in Central Lonsdale.

There are several large projects planned within the City that mix residential, commercial, and retail uses near the core areas. Many opportunities also exist in existing commercial and retail sites. Example include specialty medical and related services and facilities in Central Lonsdale, specialty retailers in Lower Lonsdale, a variety of services and retail space along Marine Drive, and mall oriented office and retail space in Capilano Mall.

A Unique Range of Opportunities

The City of North Vancouver trading area also includes that of the District of North Vancouver and the District of West Vancouver. Many firms consider the whole North Shore as their 'site'. This unique commercial 'next door neighbour' relationship results in a wider range of markets, business locations, housing opportunities, and ranges of services that are not available in other suburban municipalities of similar size.

So much more on Vancouver's North Shore!

CITY OF NORTH VANCOUVER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	35,698	2.6%
1981	33,952	2.7%
1981-1986	5.1% Change	
Estimate		
1990	38,314	2.5%
1991	38,500	2.4%
1996	40,200	2.3%
2001	41,600	2.2%
HOUSEHOLDS		
1986 Census	17,170	3.2%
1990 Estimate	18,687	3.0%
Housing Starts		
1990	343	1.9%
1989	403	1.8%
1988	164	0.9%
1987	404	2.3%
1986 Post Census	203	2.6%
PERSONAL INCOME		
1986 Average	$23,707	109.2%
1986 Total Income	$846,339,900	4.5%
1986 LABOUR FORCE	22,284	2.9%
1986 EMPLOYMENT	20,614	3.2%
1990 BUSINESS LICENCES	3,504	3.6%
1990 PROPERTY ASSESSMENT		
Residential	$1,422,482,442	2.2%
Major Industry	$142,160,126	14.4%
Light Industry	$6,085,050	0.7%
Business	$474,889,950	3.0%
1990 BUILDING PERMIT VALUES		
Residential	$47,679,104	2.6%
Industrial	$5,050,050	1.6%
Commercial	$10,736,733	2.2%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	1,964,301	1.7%
Office	1,573,292	3.0%
Retail	2,171,645	3.4%

For further information please contact:

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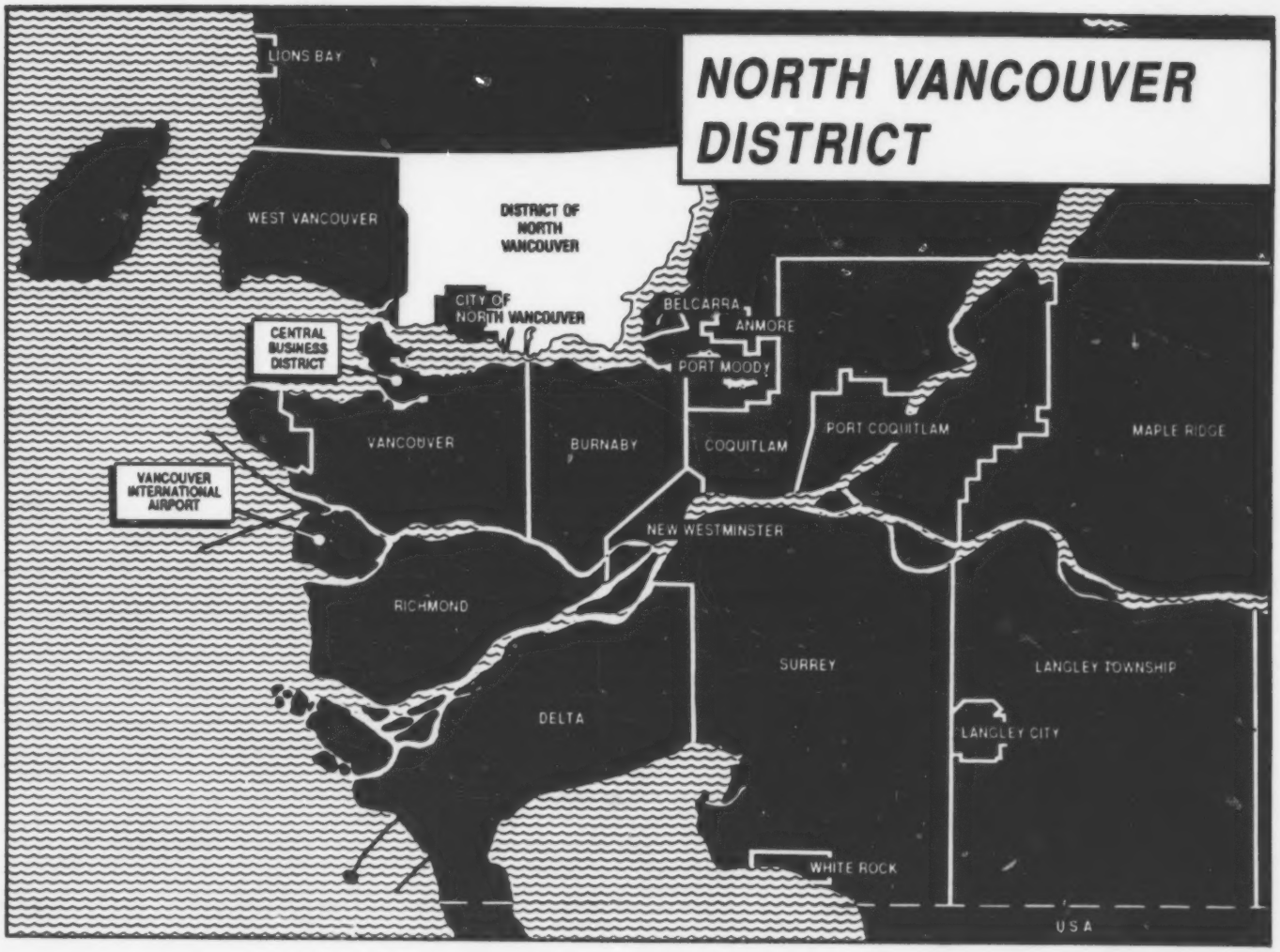


So much more on Vancouver's North Shore

THE DISTRICT OF NORTH VANCOUVER covers a largely residential and forested area along the mountainsides on the North Shore of the Burrard Inlet. The largest of the three North Shore municipalities, North Vancouver District is located across Burrard Inlet to the north of the City of Vancouver. The District of North Vancouver, the City of North Vancouver and the District of West Vancouver share the geographic area known as Greater Vancouver's North Shore.

In the late 1800s, the District of North Vancouver was formed, with the City of North Vancouver incorporating in 1907. While the city contained what was the 'urban' core, the district contained the vast expanse of forest land, farms, and logging and sawmilling operations that surrounded the city. Today the District of North Vancouver is a mainly residential community with a number of neighbourhood retail/commercial centres, all levels of industrial development, and still with substantial land available for residential development.

With its start as a forested parklike area, the District of North Vancouver has maintained its roots with many alpine attractions, rushing rivers, and spectacular canyons.

The District's Regional Perspective

From a Greater Vancouver context, the District of North Vancouver rates as one of the most highly desired residential areas providing immediate commuting access to downtown Vancouver and Burnaby, and counter rush flow traffic to other more suburban municipalities. Housing stock is varied with newer developments providing a forested parkland setting. With the availability of recreational skiing only minutes away, North Shore residents

can finish work, ski or play tennis in the immediate area, and still arrive home for dinner.

Industrial Development

Industrial development has tended to be port related on and near the waterfront, but with smaller industrial neighbourhoods that harbour a variety of businesses from world class technology firms to precision machinists to auto body shops. A recent survey of North Shore based technology firms indicates that approximately 76% of the 350 now located here, chose the North Shore because it is an extremely desirable residential area.

There is a variety of industrial/office space available within several different areas. Future planned developments include the Maplewood area, east of the Second Narrows Bridge, where there are plans for the development of a light industrial and business park. The present high demand for such a park on the North Shore points to the guaranteed success of this strategic development.

The District of North Vancouver is accessible by both the Lion's Gate Bridge and the Second Narrows Bridge, the latter of which is designated for heavier commercial traffic use. The Trans Canada Highway follows through the District from the Second Narrows Bridge to the west to the City of North Vancouver, the District of West Vancouver.

Opportunities for new industrial ventures will focus upon marine related firms, technology companies, services to waterfront industrial users, and industrial and marine consulting services, and specialized small manufacturing. With the development of the Maplewood business park area and its exceptionally close road access to Vancouver and Highway 401, significant proposals to broaden the economic base of the District are expected.

Retail and Commercial Development

Retail and commercial development is concentrated in a number of 'village' centre areas such as Edgemont, Lynn Valley, Queensbury, and Deep Cove. There is also significant development along the Marine Drive corridor that connects the three North Shore municipalities. Further development will continue with the expansion of residential development east of the Second Narrows bridge, and infill opportunities are available in existing centres.

Residential Component

The District owns a substantial amount of land which is proposed for future residential and attendant retail and commercial developments. Longer term future plans project for new populations almost doubling the District's present population.

The resident population is relatively affluent and well educated. A significant percentage work in professional or managerial occupations and many commute the fifteen to twenty minute travel time to downtown Vancouver. The North Shore is one of only two regions in Greater Vancouver where future employment is projected to grow at a faster rate than population growth.

A Unique Range of Opportunities

The District of North Vancouver trading area also includes the City of North Vancouver and the District of West Vancouver. Many firms consider the whole North Shore as their site. This unique commercial 'next door neighbour' relationship results in a wider range of markets, business locations, housing opportunities, and ranges of services that are not available in other suburban municipalities of similar size.

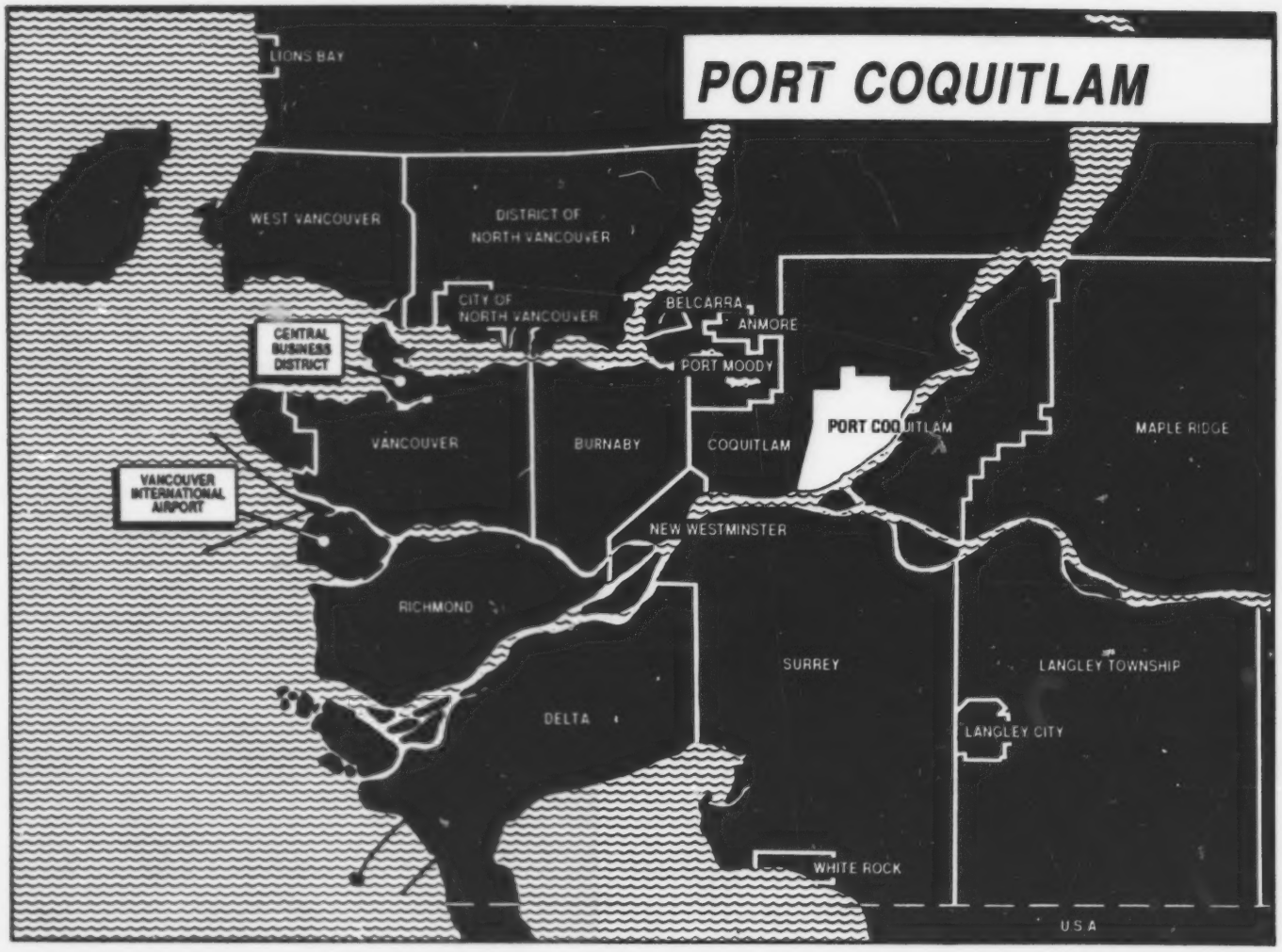
So much more on Vancouver's North Shore!

DISTRICT OF NORTH VANCOUVER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	68,241	4.9%
1981	65,367	5.2%
1981-1986	4.4% Change	
Estimate		
1990	74,244	4.8%
1991	76,600	4.8%
1996	83,400	4.8%
2001	90,300	4.8%
HOUSEHOLDS		
1986 Census	23,430	4.4%
1990 Estimate	25,771	4.2%
Housing Starts		
1990	519	2.9%
1989	318	1.5%
1988	738	4.1%
1987	432	2.5%
1986 Post Census	314	4.0%
PERSONAL INCOME		
1986 Average	$23,707	109.2%
1986 Total Income	$1,617,763,680	8.6%
1986 LABOUR FORCE	39,895	5.3%
1986 EMPLOYMENT	15,124	2.4%
1990 BUSINESS LICENCES	5,264	5.4%
1990 PROPERTY ASSESSMENT		
Residential	$3,380,223,066	5.6%
Major Industry	$108,206,826	11.0%
Light Industry	$16,976,950	1.9%
Business	$327,179,051	2.0%
1990 BUILDING PERMIT VALUES		
Residential	$48,091,000	2.6%
Industrial	Not Available	Not Available
Commercial	$20,245,000	4.1%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	2,755,614	2.3%
Office	408,133	0.8%
Retail	2,285,682	3.6%

For further information please contact:

Bonnie Pyplacz
North Shore Economic Development Commission
148 East 2nd Street
North Vancouver, B.C.
V7L 1C3
Telephone: (604) 984 3580 Fax: (604) 984 3563



Easy Access and Affordable Land for Industry

PORT COQUITLAM is located approximately 30 minutes from downtown Vancouver. The City of Port Coquitlam is ideally suited for a variety of types of industrial and commercial development.

Bordered by the Coquitlam and Pitt Rivers and backed by majestic mountains to the north, the City also offers one of the finest living and recreational environments on the Lower Mainland of British Columbia.

Home to over 34,200 residents, the City has a labour force of over 15,000 and provides employment for some 8,000 people in a wide variety of professional, service, commercial and industrial activities. The City infrastructure includes rail, water and trucking terminals as well as excellent housing, health, educational and other community facilities.

Typical of the variety of enterprise located in the City are the CP Rail marshalling yards, Western Assembly International Services, Scott Poultry, Ellett Copper & Brass Ltd., and the International Submarine Research Company.

Opportunities for commercial growth and investment are attractive and the new Stacey's Furniture neighbourhood mall and the proposed Intrawest Home Centre at the intersection of Lougheed Highway and Shaughnessy Street is typical of the style and quality of the City's continued and rapid growth.

Expansion of single family and apartment housing has been impressive and the City now includes over 11,000 homes. Over 80 percent of these residences are owner-occupied and they range from exclusive detached homes to economical multiple dwelling condominium units.

A wealth of recreational and sports programs are avail-

able for all age groups as are opportunities for outdoor activity in the Nature Reserve area, the PoCo Trail and the City's well maintained neighbourhood parks.

With a rapidly growing population and a well established commercial and industrial base, the City of Port Coquitlam is well positioned to accommodate new investment in housing, retailing, manufacturing, service and other activities.

Economic Strengths

Council is committed to constructive and progressive development and every assistance is extended to those who share the City's positive approach to growth.

The City of Port Coquitlam is in the centre of the Greater Vancouver urban region, which has a population of approximately 1.5 million and is the largest metropolitan centre in Western Canada. The region has superb deepwater port and airport facilities.

Our attractive community, reasonable land prices, accessibility and rail service have enabled us to become an important light industrial and manufacturing location in Greater Vancouver. We're close enough for easy access, but far enough away to have affordable land for industry and affordable housing in attractive settings for employees. The tax incentives of the provincial-municipal partnership program are available in Port Coquitlam.

Over 100 manufacturers have already chosen to be in Port Coquitlam. These include specialized firms in the machinery and metal products industry and high-tech firms such as International Submarine Engineering.

CP Rail has its Vancouver regional marshalling yards and truck terminal operations in Port Coquitlam, making us a major transportation centre. We offer excellent access to Highway 7 (Lougheed) and Highway 1 (TransCanada), via the new Mary Hill Bypass.

Port Coquitlam has more manufacturing firms and production employees than any other community in the subregion. Most are involved in metal fabrication or high-tech manufacturing. There is also a concentration of firms in transportation-related fields.

From 1971 to 1981, employment in the Port Coquitlam subregion grew at about twice the rate of the Vancouver region as a whole. We enjoyed substantial increases in all sectors of the economy, particularly in light manufacturing, retail trade, business services and transportation. New and expanding companies set up facilities in the subregion during that time.

Why did these organizations choose Port Coquitlam? Here are some commonly cited reasons:

- A large and growing consumer market
- A central location for the Lower Mainland
- Accessibility
- Low rental costs
- The availability of space
- Little competition
- A pleasant community atmosphere
- The availability of low-cost suppliers and support services
- A well-planned commercial/industrial area

Port Coquitlam includes three major industrial areas, with sites available for immediate development, and a 109 ha (270 acre) parcel set aside for future industrial use:

- The Mary Hill Industrial Estate contains serviced land in a wide range of parcel sizes. The park is served by rail and offers easy access to Highways 1 and 7.

- The Davies Industrial Park offers smaller sites in a mixed commercial/industrial area.

- The Meridian Industrial Park is a new 60 acre park with a variety of industrial tenants, warehouses, specialized manufacturing and offices. The park is located beside the Mary Hill Bypass and along the Pitt River with easy access to the river and Highways 1 and 7.

- The Dominion Industrial Reserve has been set aside for long-term use and is now being looked at by the City for development in the near future.

Land use in Port Coquitlam is guided by a Community Plan that encourages economic and industrial development. The municipality has re-written and streamlined its industrial zoning bylaw. Property tax relief incentives are available under the provincial-municipal partnership program.

City of Port Coquitlam Industrial Development Strategy

An economically healthy and growing industrial sector enhances a community by creating jobs, providing economic stability, and paying taxes that contribute to community services. The City of Port Coquitlam wishes to enhance its prospects for industrial development by taking positive steps to encourage growth and by removing unnecessary obstacles that may have discouraged industrial development in the past.

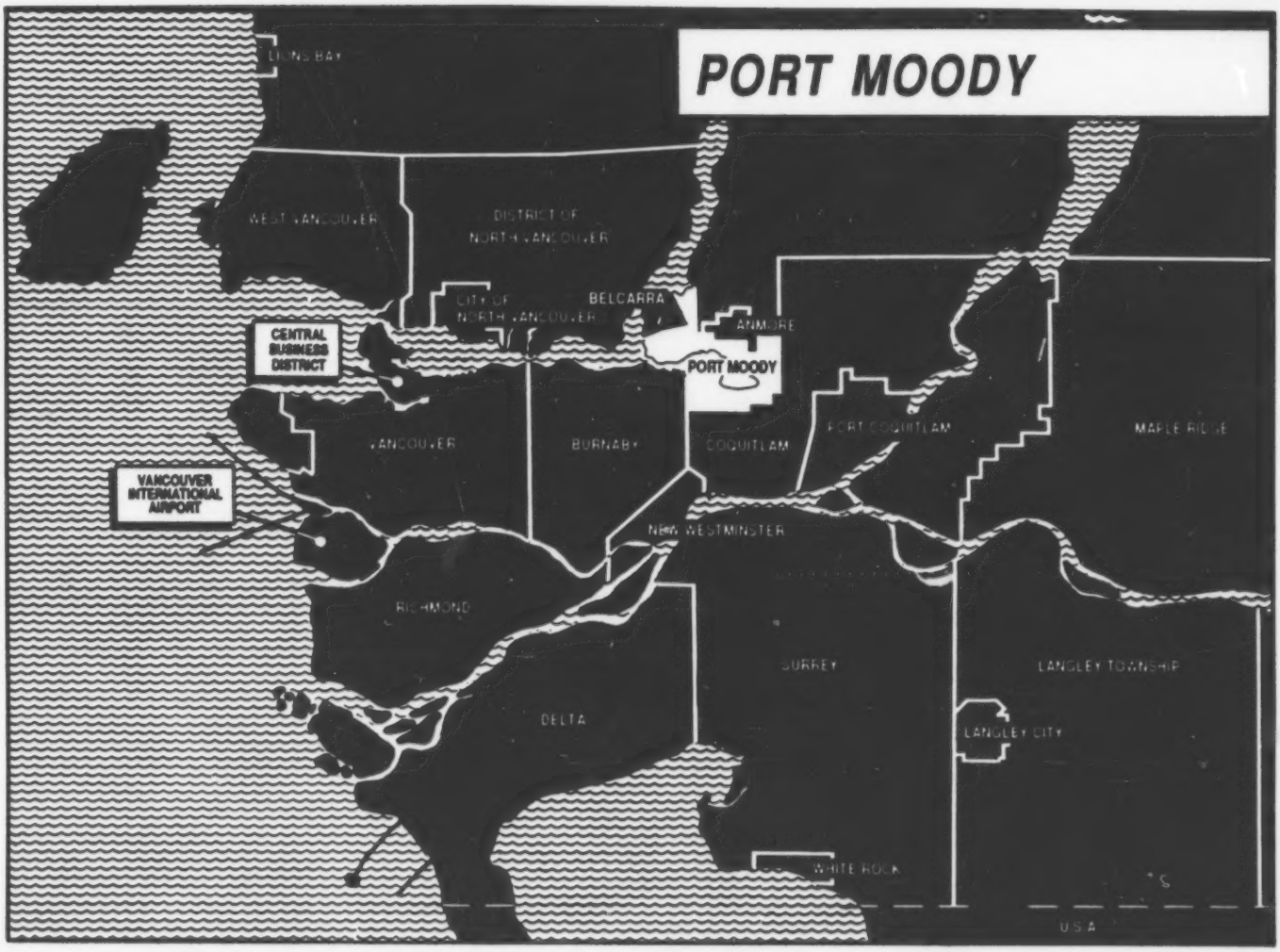
PORT COQUITLAM

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	29,115	2.1%
1981	27,335	2.2%
1981-1986	5.6% Change	
Estimate		
1990	34,185	2.2%
1991	35,800	2.3%
1996	39,800	2.3%
2001	44,300	2.3%
HOUSEHOLDS		
1986 Census	9,350	1.8%
1990 Estimate	12,061	2.0%
Housing Starts		
1990	730	4.1%
1989	593	2.7%
1988	656	3.7%
1987	533	3.0%
1986 Post Census	199	2.6%
PERSONAL INCOME		
1986 Average	$20,810	95.8%
1986 Total Income	$491,700,000	2.6%
1986 LABOUR FORCE	15,630	2.1%
1986 EMPLOYMENT	8,417	1.3%
1990 BUSINESS LICENCES	1,706	1.7%
1990 PROPERTY ASSESSMENT		
Residential	$1,032,444,016	1.6%
Industry	$43,480,849	4.4%
Business	$137,870,650	15.4%
1990 BUILDING PERMIT VALUES		
Residential	$39,537,000	3.3%
Industrial	$7,263,000	2.3%
Commercial	$2,364,000	0.5%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	2,448,683	2.1%
Office	687,427	1.3%
Retail	961,675	1.5%

For further information please contact:

City of Port Coquitlam Planning Department
2580 Shaughnessy Street
Port Coquitlam, BC, V3C 2A8

Telephone: (604) 944-5442 Fax: (604) 944-5404



Surprising Port Moody

PORT MOODY At the eastern end of Burrard Inlet, 20 kilometres from downtown Vancouver, Port Moody is rapidly becoming a premier location for top quality housing.

The original West Coast terminus of the Canadian Pacific Railway in 1886, the City's industrial past is being rapidly overtaken by residential growth. Major single-family developments on the City's North Shore "Heritage Mountain" are under construction by several of the Lower Mainland's leading developers, including ParkLane Homes, United Properties and Barbican Properties.

Immediately adjacent to the City's major recreation facilities and Eagle Ridge Hospital, is a newly created development area for high-density residential, retail and office commercial development. Two proposals have been approved in 1990 for Bosa Development Corporation and Kerkhoff Development Corporation for more than 2,000 high density dwellings and over 300,000 square feet of office and retail commercial floorspace. The developments, which emphasize an environmentally friendly and pedestrian orientation, include substantial public and private amenities for the enjoyment of City residents and visitors and reflect the high quality being sought by the City for this newly emerging area. Lands within this development area are planned to generate some 5,000 housing units.

The attraction for these developers and the residents of Port Moody comes from the beautiful setting overlooking Burrard Inlet, including the City's 150 acre

Foreshore Park encircling the end of the Inlet. The waterfront, combined with the backdrop of forested hills and mountains, the several heavily treed ravines and escarpment areas, combine to create a treed setting for the new homes being built.

The City of Port Moody is geared towards promoting first class residential development of all types and welcomes enquiries from developers interested in innovative and original designs, those which emphasize quality and lifestyle and particularly where significant tree preservation can be achieved.

Visit Port Moody and experience our new recreational pier, walk the trail around the head of Burrard Inlet; enjoy a meal at one of our first rate restaurants, explore the old town centre; drive through the new housing developments on Heritage Mountain and take the time to tour the 4,000 acres of Belcarra Regional Park and White Pine Beach at Sasamat Lake, to discover the attractions of this newly evolving residential community. You will be surprised!

PORT MOODY

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	15,754	1.1%
1981	14,917	1.2%
1981-1986	5.6% Change	
Estimate		
1990	16,794	1.1%
1991	18,100	1.1%
1996	19,700	1.1%
2001	21,200	1.1%
HOUSEHOLDS		
1986 Census	5,420	1.0%
1990 Estimate	6,144	1.0%
Housing Starts		
1990	237	1.3%
1989	253	1.2%
1988	91	0.5%
1987	96	0.5%
1986 Post Census	47	0.6%
PERSONAL INCOME		
1986 Average	$21,631	99.6%
1986 Total Income	$226,000,000	1.2%
1986 LABOUR FORCE	8,891	1.2%
1986 EMPLOYMENT	3,843	0.6%
1990 BUSINESS LICENCES	1,034	1.1%
1990 PROPERTY ASSESSMENT		
Residential	$543,103,748	0.8%
Major Industry	$104,424,055	10.6%
Light Industry	$12,772,250	1.4%
Business	$30,555,875	0.3%
1990 BUILDING PERMIT VALUES		
Residential	$24,276,566	1.3%
Industrial	$339,000	0.1%
Commercial	$3,049,220	0.6%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	2,096,895	1.8%
Office	145,211	0.3%
Retail	342,458	0.8%

For further information please contact:

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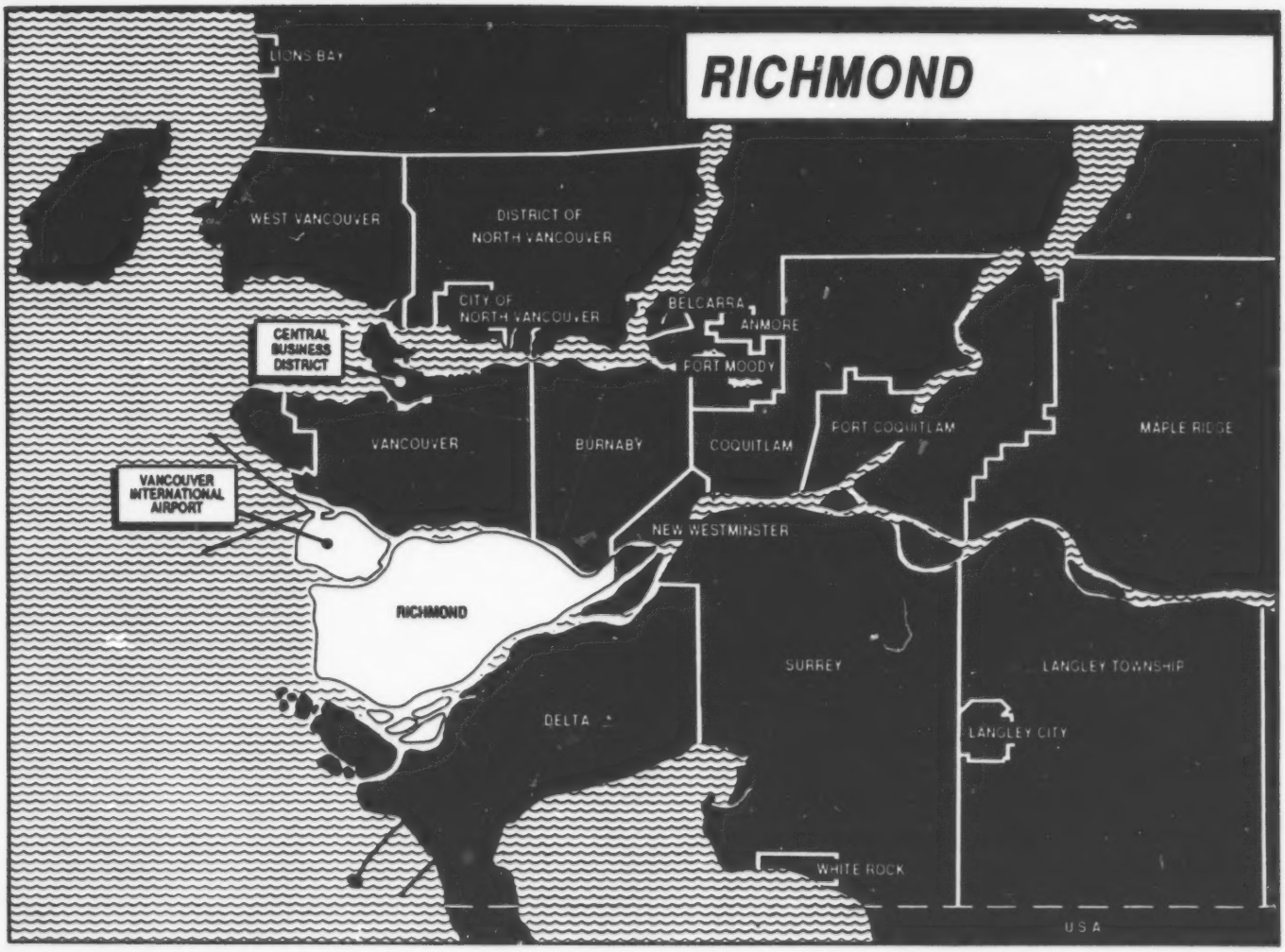
City of Port Moody, 2425 St. Johns St.,
P.O. Box 36 Port Moody B.C. V3H 3E1
Telephone: (604) 936-7211 Fax: (604) 936 9830



RICHMOND The Garden City of Richmond, over the last thirty years, has developed into a balanced Municipality with an enviable mix of urban and rural uses. Distinguished in the Greater Vancouver area by its location, accessibility and livability, Richmond is also recognized as Canada's Gateway to the Pacific.

Impressive Record of Economic Development

Located within twenty minutes from downtown Vancouver and the Canada/U.S. border (via Highway 99) and thirty minutes from the Trans Canada Highway (via Highway 91) Richmond's residents and businesses enjoy easy access throughout the Greater Vancouver area. In addition, the Vancouver International Airport in Richmond connects local businesses and Western Canada to virtually anywhere in the world in a matter of hours.

Growth has been particularly rapid in the last decade during which employment grew at twice the regional rate, business establishments increased by over 250% and population surpassed the 117,000 mark. Presently there are over 40,000 households in Richmond, with over 1,200 new housing units created annually.

Richmond's economy is very diverse and continues to diversify from the traditional base of farming and fishing. There are currently 65,000 jobs which in 1986 were distributed in the following industries: Primary industry 3.1%; Manufacturing 13.0%; Construction 5.2%; Transportation, Communication and Utilities 12.9%; Trade 19.6% Finance, Insurance and Real Estate 8.2%; Services 33.0% and Public Administration 5.0%.

Future expansion in the economy is expected to be in the commercial services, trade and light/industrial sectors.

Richmond is a leading manufacturing and distribution centre in Western Canada and industrial land use has more than doubled in the last decade. Currently there are over 6,000 licenced businesses in Richmond, of which over 500 are manufacturing firms. Some of the companies either headquartered or with major operations in Richmond are: Canadian Airlines International, Ebco Industries, MacDonald Dettwiler, Mobile Data International, London Drugs, Hughes Aerospace, B. C. Packers, Sony Canada, Toyota, Honda and many others.

In keeping with its impressive record of economic development, Richmond has benefited from public investment in a broad range of community facilities and services. These include an excellent network of elementary and secondary schools, Kwantlen College, Richmond General Hospital and a number of long term care facilities. Neighbourhood community centres, art galleries, libraries, theatres, indoor and outdoor swimming pools and ice rinks, as well as an outstanding range of public and private parkland and golf courses, complete the picture of this pleasant and progressive community.

Business Opportunities

1. Town Centre
Richmond's top priority for development is in the Town Centre area. Current planning is providing the foundation for significant change. Rapid transit is planned for the early 1990's, population densities are expected to increase and high-rise residential and commercial towers will be common features in the Richmond landscape. All the services and amenities of a thriving downtown are presently available. This, combined with less congestion, lower office rents and an international airport only 5 minutes away, provide Richmond's Town Centre with a tremendous opportunity to develop into a significant regional centre. Specific development opportunities include:
- Regional and head office locations;
- Mixed use developments;
- Finance, insurance and real estate;
- Retailing and trade;
- Hotels;
- Community and business services.

2. Tourism
Richmond is the third leading accommodation centre in British Columbia with over 2,000 hotel rooms. This industry accounts for about 6,500 jobs in the community. With the Vancouver International Airport in Richmond, freeway access, and the natural advantage of being surrounded by water, there are significant advantages for tourism development. Some of the specific opportunities for development include:
- Trade and convention centre;
- Hotels;
- River cruises;
- Recreation and leisure facilities;
- Resorts and destination facilities;
- Tourism support services.

3. Canada's Gateway to the Pacific – YVR
In 1989 over 9.3 million passengers used the Vancouver International Airport (YVR) and over 139,000 tonnes (increase of 18.3%) of air cargo were shipped. Plans for future development of this 1,480 hectare airport call for a new runway and terminal building expansion to take the Vancouver International Airport into the next century. With the emergence of the strong economies of the Pacific Rim countries, Vancouver's strategic location in the great-circle route equidistant from Asia and Europe, and comprehensive route network, opportunities for aviation related development at YVR look very positive for the future. Such opportunities include:
- Cargo and freight services;
- Ground handling and support services;
- Parts and composite manufacturing and repair;
- Air carrier bases;
- Terminal building retail and support services;
- Avionics and software.

4. Aerospace
Richmond is a recognized aerospace centre in Canada with firms such as MacDonald Dettwiler, Canadian Aircraft Products and Hughes Aerospace Canada. These firms are on the leading edge of research and development of systems and technology and provide services to such prestigous clients as NASA. Richmond is also strategically located so that local sub-contractors can access Boeing within two hours via Highway 99. In addition, all the skills required for a thriving aerospace industry are available from an existing labour force, local universities and technical schools.

5. Value Added Manufacturing
Richmond's more than 300 manufacturer's produce everything from "pizza crusts" to cyclatrons. Recent trends show that firms requiring access to international markets and to skilled labour are particularly drawn to Richmond. Consequently, Richmond is quickly becoming an important "high-tech" centre, but still retains a large base of the more traditional light industry. The following provides a listing of some opportunities for manufacturing:
- Electronics and telecommunications;
- Plastics and injection moldings;
- Fabricated steel;
- Value added food and beverage products;
- Transportation equipment;
- Aerospace.

6. East Richmond – Port and Industrial Development
Close to 400 hectares of industrial land is available in East Richmond for development. While the area is largely underdeveloped, it offers considerable flexibility for users with special needs. Easy access is provided from Highway 91. The Fraser River Harbour Commission owns the majority of this land, a total of 269 hectares which is available for deep sea port and industrial facilities. This "Fraser Richmond" site is located only 16 km from the mouth of the Fraser River, providing 3 km of shoreline for berths with a water depth of 12 metres.

RICHMOND

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	108,492	7.9%
1981	96,154	7.6%
1981-1986	12.8% Change	
Estimate		
1990	122,106	8.0%
1991	125,300	7.9%
1996	139,400	8.0%
2001	152,400	8.1%
HOUSEHOLDS		
1986 Census	38,120	7.2%
1990 Estimate	46,535	7.6%
Housing Starts		
1990	1,224	6.8%
1989	2,672	12.2%
1988	2,108	11.8%
1987	1,686	9.4%
1986 Post Census	725	9.3%
PERSONAL INCOME		
1986 Average	$22,262	102.5%
1986 Total Income	$1,613,300,000	8.6%
1986 LABOUR FORCE	62,004	8.2%
1986 EMPLOYMENT	55,794	8.8%
1990 BUSINESS LICENCES	6,890	7.0%
1990 PROPERTY ASSESSMENT		
Residential	$5,149,973,620	8.1%
Major Industry	$34,430,840	3.5%
Light Industry	$180,685,400	20.2%
Business	$1,706,199,716	10.6%
1990 BUILDING PERMIT VALUES		
Residential	$126,497,748	6.9%
Industrial	$44,182,532	13.8%
Commercial	$53,481,423	10.9%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	23,484,196	19.9%
Office	4,843,675	9.1%
Retail	4,892,522	7.6%

For further information please contact:

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6911 No. 3 Road, Richmond B.C. V6Y 2C1
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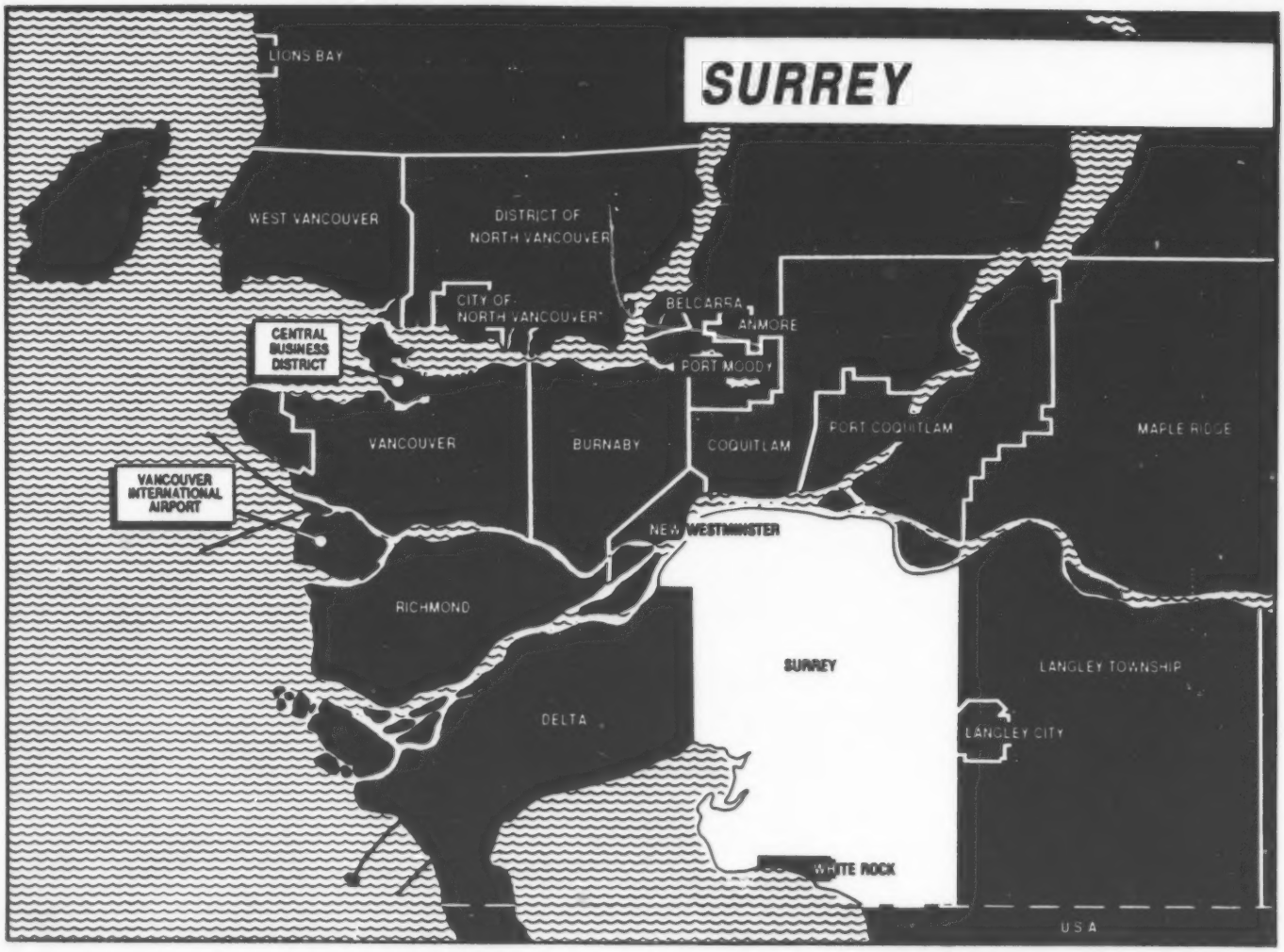


We invite you to Come Grow With Us.

SURREY, the fastest growing Municipality in British Columbia, is also one of the largest encompassing almost 130 square miles (80,000) acres. Bounded by the Fraser River on the north, the Pacific Ocean on the west and the State of Washington on the south, Surrey offers a choice of lifestyle as varied as its many opportunities for business and industrial growth.

With a population increase from 116,600 in 1976 to 181,447 in 1986, a growth rate averaging 5% per year, Surrey has become the second most populous community in the Province. In order to provide a planned approach to future development and growth, Surrey adopted a new Official Community Plan in 1983. Surrey's 'town centre' concept has identified a number of communities — Whalley, Guilford, Newton, Fleetwood, Cloverdale and South Surrey. Each 'town centre' has a major commercial node and public recreation facilities, surrounded by residential development. Each community will be encouraged to retain its own unique and distinctive character.

Commercial activity is keeping pace with the rapid growth in residential development in every town centre. The announcement that Skytrain will be extended to Whalley in 1993, will encourage the redevelopment of the Whalley core into high density commercial and residential development. It is anticipated that the Whalley/Guilford area will become the regional downtown of the Fraser Valley.

Rapid growth has been occurring in Surrey's industrial areas as well. With access to five major high-

ways, four railways, the Canada/US border and deep sea shipping facilities, Surrey's industrial areas are strategically located. The industrial areas of Port Kells, Newton, Bridgeview and Cloverdale have been the focus of a multitude of new industrial construction and have seen the establishment of many new business enterprises. In South Westminster, plans are underway for a major expansion of the Fraser/Surrey Docks.

In keeping with the growth in other areas, schools and parks are being constructed continuously. Kwantlen College is constructing a new Surrey campus in Newton which is expected to be operational in September 1990. Well-developed recreational areas such as the Newton, Whalley and Cloverdale Athletic Parks and Bear Creek Park offer year-round sports facilities. The Surrey Arts Centre, with its Class 'A' Art Gallery offers a continuing calendar of cultural events and theatrical presentations.

More than the largest Municipality in the Lower Mainland of British Columbia, Surrey is a growing place, with place to grow. Diverse, rich, and ripe with potential for new families and new business. You will find a personal visit persuasive.

We invite you to Come Grow With Us.

SURREY

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	181,447	13.1%
1981	147,138	11.6%
1981-1986	23.3% Change	
Estimate		
1990	223,784	14.6%
1991	235,100	14.9%
1996	279,300	16.1%
2001	318,800	16.9%
HOUSEHOLDS		
1986 Census	62,090	11.7%
1990 Estimate	80,396	13.1%
Housing Starts		
1990	4,015	22.3%
1989	4,839	22.2%
1988	3,788	21.2%
1987	3,645	20.4%
1986 Post Census	2,019	25.9%
PERSONAL INCOME		
1986 Average	$19,048	87.7%
1986 Total Income	$2,093,800,000	11.1%
1986 LABOUR FORCE	91,128	12.0%
1986 EMPLOYMENT	52,687	8.3%
1990 BUSINESS LICENCES	8,608	8.8%
1990 PROPERTY ASSESSMENT		
Residential	$7,326,708,595	11.5%
Major Industry	$27,399,280	2.8%
Light Industry	$160,696,850	18.0%
Business	$1,059,147,616	6.6%
1990 BUILDING PERMIT VALUES		
Residential	$440,690,190	24.2%
Industrial	$38,521,232	12.0%
Commercial	$74,867,840	15.2%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	9,331,097	7.9%
Office	2,092,980	3.9%
Retail	7,419,222	11.6%

For further information, please contact:

Rick Johnson, Director
Business and Community Relations
The District of Surrey
14245 - 56 Avenue
Surrey, BC, V3W 1J2
Telephone: (604) 591-4128 Fax: (604) 591-3654

VANCOUVER, with a population of 450,000, and an area of 44 square miles, is the leading financial, business, and higher-order service centre of the metropolitan region and British Columbia as a whole. Historically, the growth of the City has been impelled by its linkages to the province's resource economy, notably in terms of head office functions and resource processing. While we can expect the City of Vancouver to continue to perform important roles in the provincial economy, growth and change in the City will increasingly be shaped by its expanding and multifaceted linkages with the markets and societies of the Pacific Rim.

Downtown British Columbia

Principal Economic Roles and Functions

The City of Vancouver plays a variety of specialised roles and functions at the regional, provincial, national and international levels. Among other things, the City of Vancouver:

- is British Columbia's banking and financial centre incorporating the Vancouver Stock Exchange (one of the continent's largest centres for the raising of venture capital for the resource sector), major representative offices of the Canadian chartered banks, about 30 foreign banks, and about 15 institutions registered as International Banking Centres under the Government of British Columbia's International Finanacial Centre legislation.

- performs head office and business service functions (consulting engineering, management consulting, etc.) for the province's huge resource sector.

- is a major tourist and convention centre, with a rapidly-increasing international travel sector.

- encompasses much of the Port of Vancouver infrastructure, services, and trade, including bulk cargo exports, a substantial and expanding container traffic, and an important cruise ship industry, with about 120 cruise ship visits in the May-October season.

- is emerging as the key Canadian business interface with the burgeoning Asian Pacific market, with a complex of financial institutions, trading companies, representative offices, consulting firms, and government agencies, catering to Canada-Pacific Rim trade.

- is British Columbia's centre for specialised and

chronic health care: the City's mid-town "medical precinct" ranks as the fourth or fifth largest in North America.

– is a major centre of higher education: in addition to many colleges and technical schools, the City is home to the province's largest tertiary educational institution, the University of British Columbia (enrollment 30,000; world class specialisations in fields such as forestry, mining, medicine, and business administration).

While the City of Vancouver will continue to function as "downtown British Columbia" for the foreseeable future, it is expected that over time the City's international roles will assume greater importance both in absolute and relative terms.

Key Sectors and Industry Groups

Consistent with patterns observed in other advanced urban areas, the City of Vancouver's economy is increasingly characterised by higher-order services, (including banking and finance, head offices, business services and health and educational services) and higher value-added and technology-based manufacturing.

The most important component of the City's economy is the downtown "corporate complex", consisting of head office and senior management operations, "producer services" (notably legal, accounting, management consulting, and consulting engineers), and providing employment for about 100,000 people in the managerial, professional, clerical and technical operations.

Also concentrated in the core is the City's large and increasingly-important tourism and convention sector. Stimulated by the tremendous success of Expo '86, the City's natural beauty, major investments in the tourism "plant", and aggressive marketing by the private sector and all three levels of government, Vancouver's tourism and convention sector continues to experience rapid expansion, and will likely be the most rapidly-growing component of the City's economy over the 1990s. The downtown contains most of the metropolitan region's international or "business class" hotels, the spectacular trade and convention centre, which is situated on the central waterfront and includes a cruise ship terminal, B.C. Place Stadium, and a range of truly world class recreational amenities, including the 1,000 acre Stanley Park.

Concentrated on the periphery of the downtown and in the inner city is a large and rapidly-expanding group of industries and activities which has become known as the City's "design sector". These include over 1,500 firms engaged in such applied design fields as fashion and jewellery design, interior design, industrial design, architecture, graphics, and a dozen or so other specialisations. Supporting this key sector of Vancouver's economy is "Design Vancouver", a society dedicated to establishing Vancouver as an international centre of excellence in applied design, and involving the collective resources and energies of the major design associations, government, and other public sector agencies.

While manufacturing has never assumed as large a role in the City of Vancouver's economy as in other North American cities (due in part to the scale limitations of the local economy and distance from larger markets), both "basic production" (fabrication, and primary and secondary processing) and, increasingly, advanced-technology manufacturing, are important. According to the most recent enumeration, the city has approximately 700 manufacturing establishments. Forest and wood products, food and beverages, machinery, plastics, printing and publishing, and garment production rank among the leaders. Growth in the city's production sector is increasingly being led by such technology-based industries as telecommunications, information technology (notably computer software), and electronics, which have experienced double-digit growth in the latter half of the 1980s.

Economic Strengths and Opportunities

The City of Vancouver is well positioned to benefit from its expanding relationship with the Pacific Rim, while continuing to perform specialised economic functions in regional, provincial and national contexts. The new decade will see excellent opportunities for banking and finance, notably commercial banking and international finance, tourism and convention activity, international trade, the design sector, and advanced-technology industries and activities, for example, in the biomedical, environmental, marine/subsea, and information technology fields.

Foremost among the City's physical attributes are Vancouver's strategic location and setting, including one of the world's finest natural harbours. Vancouver is advantageously situated to the world's key economic regions – close to the United States (within 30 kilometres), and midway between the Asian Pacific and Western Europe, which will lead global economic expansion over the 1990s.

The quality of air service to these key markets represents another of Vancouver's critical comparative advantages. The city is served by many of the world's finest airlines, providing direct service to such major international business centres as London, Frankfurt, Milan, Tokyo, Seoul, Hong Kong, Singapore, Los Angeles, and Toronto. The anticipated expansion of existing services, the addition of new international carriers and significant expansion at Vancouver International Airport and will further enhance the city's comparative advantage in this crucial area.

The City of Vancouver contains western Canada's major concentration of business and industry. This powerful base of economic activity is complemented by an outstanding set of supporting institutions, which include (for example) the Vancouver Board of Trade/World Trade Centre, the Asia-Pacific Foundation (a national agency headquartered in Vancouver) many bilateral business and trade bodies, the University of British Columbia and the downtown campus of Simon Fraser University, Vancouver Community College, and large commercial and trade divisions of the federal and provincial governments.

"Human capital", as represented by the skills, expertise and entrepreneurship of its people, represents another of the city's crucial economic strengths. The city has a well-educated workforce, and an outstandingly entrepreneurial business sector, comprised mainly of growth-oriented small- and medium-sized firms. In particular, the city has attracted many new immigrants from the Pacific Rim, which among other things has added to the city's entrepreneurial advantage and capital pool, and greatly enhances Vancouver's linkages to the dynamic societies and markets of the Asian Pacific.

VANCOUVER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	431,147	31.2%
1981	414,281	32.7%
1981-1986	4.1% Change	
Estimate		
1990	455,908	29.7%
1991	464,200	29.4%
1996	484,900	27.9%
2001	503,700	26.7%
HOUSEHOLDS		
1986 Census	186,160	35.0%
1990 Estimate	204,213	33.2%
Housing Starts		
1990	3,930	21.9%
1989	4,448	20.4%
1988	3,825	21.4%
1987	4,163	23.3%
1986 Post Census	1,687	21.7%
PERSONAL INCOME		
1986 Average	$21,589	99.4%
1986 Total Income	$6,889,000,000	36.7%
1986 LABOUR FORCE	245,941	32.5%
1986 EMPLOYMENT	291,192	45.8%
1990 BUSINESS LICENCES	37,153	37.9%
1990 PROPERTY ASSESSMENT		
Residential	$22,643,340,851	35.4%
Major Industry	$135,870,450	13.8%
Light Industry	$134,713,000	15.1%
Business	$8,198,168,313	51.1%
1990 BUILDING PERMIT VALUES		
Residential	$327,020,061	28.9%
Industrial	$76,568,883	23.9%
Commercial	$143,711,086	29.2%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	35,595,090	30.1%
Office	33,043,747	62.2%
Retail	27,590,579	43.0%

For further information please contact:

Sid Fancy
Vancouver Economic Development Office
721 - 601 West Broadway, Vancouver, B.C. V5Z 4C2
Telephone: (604) 873 7212 Fax: (604) 873-7918

So much more on Vancouver's North Shore

WEST VANCOUVER is one of the most desirable residential communities in the Greater Vancouver area. With the Lions Gate Bridge as the entrance way and a backdrop of mountains and attendant recreational facilities, West Vancouver is bounded on two sides by water, by a mountain on the third, and a river valley on the fourth.

The District of West Vancouver, along with the City of North Vancouver and the District of North Vancouver, share the geographic area known as Vancouver's North Shore. Marine Drive, a major commercial east-west connector, provides quick access from the North Vancouver's into West Vancouver.

An integral part of the North Shore, West Vancouver was established as a separate entity from North Vancouver in the early 1900's. The purpose was to set aside an area that would serve as a prime residential community. The success of this approach was emphasized in a recent survey where 98.7% of West Vancouver residents indicated that they would not choose to live anywhere else!

The strong residential character of the municipality is emphasized by the local government and citizen's work with quality developments, complimentary design strategies, and parklike landscaping. Residents have a spectacular view towards the City of Vancouver, the Strait of Georgia, and Vancouver Harbour. The 1200 foot elevation has been the limit for development with the land above preserved mainly for recreational purposes. A variety of housing types are available from waterfront and neighbourhood condominium styles to estate-like executive homes.

West Vancouver's strong park and quality of life orientation is reflected in the many waterfront parks and developed walkways that attract residents from neighbouring municipalities. West Vancouver is also a special place for arts and cultural interests, and shares in an outstanding selection of educational options (K-12) available through the public and private school systems on the North Shore.

Retail and Office Areas

West Vancouver has no industrial zoning and therefore has its business sectors concentrated in the retail, office, and service areas. Park Royal Shopping Centre was the first shopping centre developed in Canada in 1950 and, with nine hundred thousand square feet of space and parking for five thousand vehicles is a significant regional attraction. The Park Royal area also includes a number of office and service sector facilities.

Unique village shopping and service experiences are to be found at Ambleside, Dundarave, Caulfeild, and Horseshoe Bay. Ambleside and nearby Dundarave are fascinating enclaves of retail stores with upper level office space. Located only a block from the waterfront, opportunities here are ones that capture the interest of the local residents and intrigue tourists. Caulfeild Centre, designed to service the affluent new developments in the area, features one of a kind stores and services.

Horseshoe Bay is a major terminus for the provincial ferry system which services Nanaimo (on Vancouver Island), Bowen Island, and the nearby Sunshine Coast. Major upgrades are planned for the terminal in the immediate future. Consequently, Horseshoe Bay is well represented with restaurants and other tourist and traveller related amenities. The Bay also offers a spectacular view of Howe Sound, marina access, and a waterfront park.

West Vancouver has opportunities for ventures looking for a head office site, specialty retail, consulting and related technology firms. Several firms have head offices located in West Vancouver with the industrial component located in North Vancouver. An address of distinction with the closeness of oceanfront parks and small specialty shopping areas are major attractions for office, service, and retail occupants.

A Unique Range of Options

The District of West Vancouver trading area also includes that of the City of North Vancouver and the District of North Vancouver. Many firms consider the whole North Shore as their 'site'. This unique commercial next door neighbour relationship results in a wider range of markets, business locations, housing opportunities, and ranges of services that are not available in other suburban municipalities of similar size.

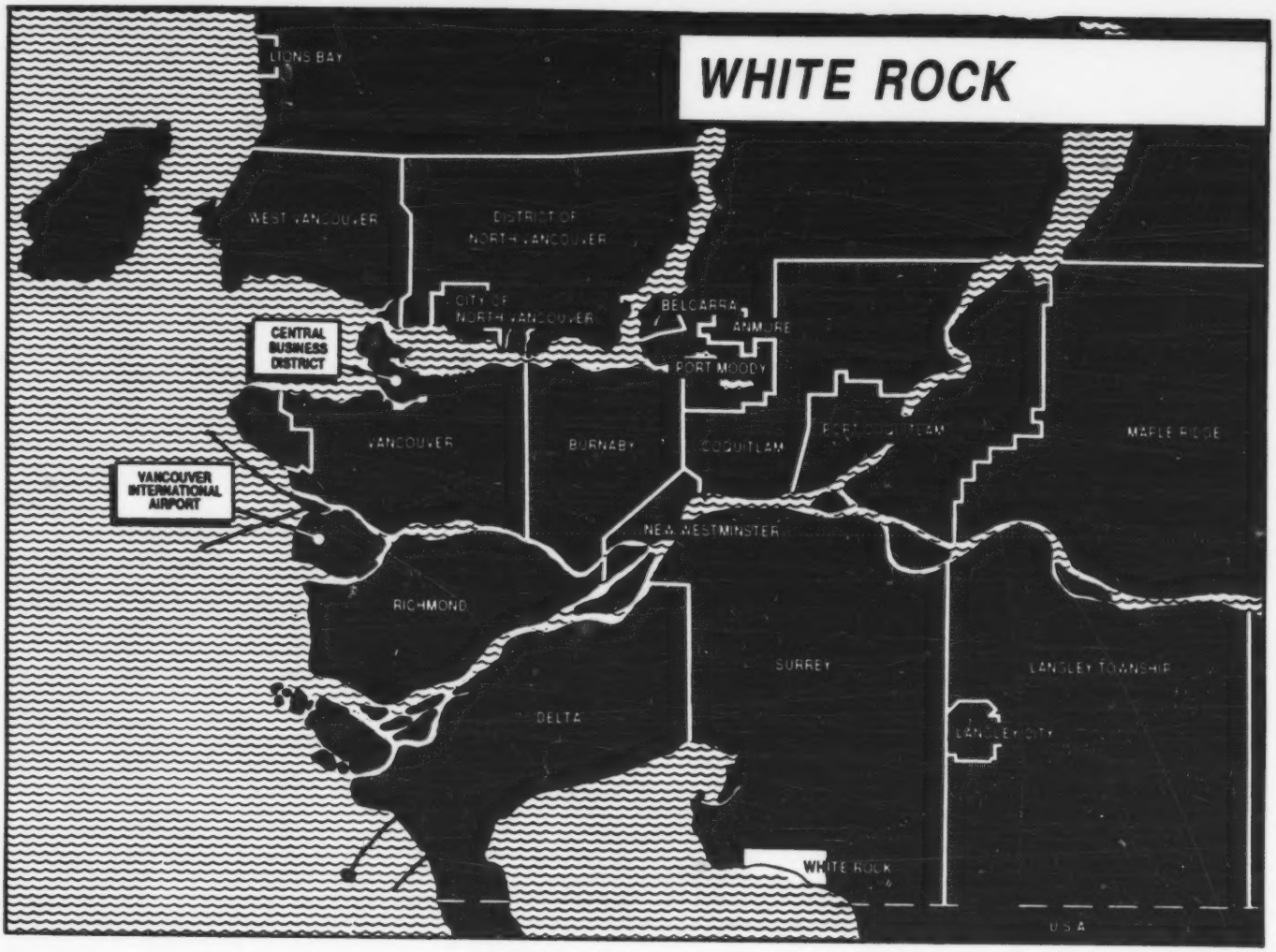
So much more on Vancouver's North Shore!

WEST VANCOUVER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	36,266	2.6%
1981	35,728	2.8%
1981-1986	1.5% Change	
Estimate		
1990	38,848	2.5%
1991	39,000	2.5%
1996	40,200	2.3%
2001	41,500	2.2%
HOUSEHOLDS		
1986 Census	15,025	2.8%
1990 Estimate	16,368	2.7%
Housing Starts		
1990	292	1.6%
1989	301	1.4%
1988	399	2.2%
1987	378	2.1%
1986 Post Census	173	2.2%
PERSONAL INCOME		
1986 Average	$33,987	156.5%
1986 Total Income	$835,400,000	4.4%
1986 LABOUR FORCE	20,088	2.7%
1986 EMPLOYMENT	12,700	2.0%
1990 BUSINESS LICENCES	3,410	3.5%
1990 PROPERTY ASSESSMENT		
Residential	$3,824,444,750	6.0%
Major Industry	$1,540,036	0.2%
Light Industry	$0	0.0%
Business	$255,471,950	1.6%
1990 BUILDING PERMIT VALUES		
Residential	$68,184,430	3.7%
Industrial	$0	0.0%
Commercial	$1,365,875	0.3%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	25,783	0.0%
Office	605,259	1.1%
Retail	1,364,257	2.1%

For further information please contact:

Bonnie Pyplacz
North Shore Economic Development Commission
148 East 2nd Street
North Vancouver, B.C.
V7L 1C3
Telephone: (604) 984 3580 Fax: (604) 984 3563



WHITE ROCK, with a population of just over 15,000, is a unique community within the Greater Vancouver mosaic.

Known for its small-city atmosphere and personality, White Rock is bordered on the south by the United States and the shores of Semiahmoo Bay, on the north, east and west by the District of Surrey. The magnificent beachfront, the large White Rock on the beach, and the 1,500 ft. long pier are the most widely known landmarks of the City. The sheltered, shallow waters of the Semiahmoo Bay make the beach the warmest ocean beach in mainland British Columbia and ideal for swimming and windsurfing. The area boasts a warm, dry climate with more hours of sunshine than Vancouver and the annual precipitation of 104 cm (40.9 in.), is nearly half of Vancouver's average of 200 cm.

A Welcome Addition to Your Life

Located just off the north/south freeway (Highway 99) which connects the United States to downtown Vancouver, White Rock is 45 minutes south of the heart of Vancouver and adjacent to the Douglas border crossing, one of the busiest in Canada. Its unique position provides a logical focus for retail and commercial facilities which serve the ever-increasing number of tourists entering and leaving British Columbia.

Since its incorporation on April 15, 1957 when it had 6,000 people, White Rock has experienced continued population growth. The population increased to 10,000 by 1971, to 12,500 in 1976, and to 13,550 by 1981. The 1986 census recorded 14,387 people living in the City, representing a 6.4% increase since 1981. The annual growth rate for the first half of this decade hovered around 1.2% per year, while the second half of this decade saw an average annual growth rate of about 2.0%.

This growth has primarily occurred between the "baby-boomer" portion of the population, young adult age groups of 25 - 34, and more significantly, the growth of those 55 and over. More than 50% of the City's current population consists of seniors. The higher seniors' population in White Rock is largely due to the City's attractiveness as a retirement community. As one of British Columbia's

most popular retirement centres, White Rock has made a special effort to cater to the needs of the growing number of senior citizens who have chosen to retire there for reasons of climate as well as excellent community housing and health facilities. First class health care is available at the Peace Arch District Hospital, and several intermediate and extended care homes in the City and nearby South Surrey enable residents to remain in the community in their later years.

The economic enhancement of White Rock, as specified in the Official Community Plan, is presented in the form of five objectives, that of providing:

- quiet residential areas of high quality,
- retirement living opportunities,
- leisure and tourism areas,
- a regional cultural centre,
- a regional shopping and service centre.

White Rock prides itself as a unique community not having one single characteristic, but rather that its strengths lie in providing a diversity of opportunities in support of economic growth. The recognition of the diversity of our opportunities will have implications upon many community and private sector actions so that each of these five community character objectives are nurtured over time.

The desirability of the area has created a demand for housing of all categories, from "starters" normally found on the hillside on smaller sized lots, and extending up through all phases, including condominium suites and townhouses, large family homes, and a wide variety of waterfront bluff exclusive estates. Accommodating everyone from commuters and retired couples, to apartment dwellers and families, White Rock is in a relatively enviable position compared to other municipalities, inasmuch as demand for all types of housing will remain high for the foreseeable future. White Rock's unique setting and environment is becoming increasingly "discovered" by prospective home seekers.

Residential development in White Rock has prompted a coincidental growth in the retail and services industries. Historically, the economy has been based on the tourist industry and its importance will not change; however, the increased residential development has created new opportunities for retail and service ventures to accommodate the needs of a growing community. The main commercial area centres around Johnston Road (152nd St.) and along North Bluff. Here, several shopping malls and plazas within walking distance of one another offer a wide variety of specialty shops as well as department stores and major food outlets. The Marine Drive commercial strip, with a touch of California flavour, caters to the summer visitors enjoying the beaches, and offers gift shops, pubs and a myriad of specialty retail stores for the discriminate tourist.

The arts have long been a focus of community life in White Rock, drawing visitors from all over the Lower Mainland and beyond to theatrical performances, concerts and exhibitions. The presence of these artistic activities contributes significantly to the leisure time opportunities available to City residents. A strong contingent of residents, together with the City, have begun to further develop White Rock's potential as an arts centre of regional, provincial and even national importance.

A number of parks provide White Rock with a variety of activities. Picnic facilities, nature trails, soccer fields, tennis courts, and baseball diamonds all encourage outdoor pursuits. Over the past five years the City has completed a number of segments of a total walkway system which includes small park areas, and completion of a waterfront promenade several kilometers in length provides a year round amenity for both residents and visitors. The construction of the promenade has also proven to be a very attractive addition to the City's recreational profile and has served as an economic impetus for the waterfront merchants. In the immediate area, there are 3 golf courses, two of which are regular 18 hole courses and the other three are Par 3 courses. Along the waterfront are many unique tourist shops, and the more adventuresome can catch live crab from the pier. The Tour de White Rock, held each year in June, is a 3-stage event where top level cyclists from Canada, and the U.S. compete.

The annual White Rock Sea Festival and Parade is an ever-popular event, which is held as part of the July 1st Canada Day celebrations.

Transportation facilities are provided by B.C. Transit with routes throughout the city and to the neighbouring areas of Vancouver, Surrey, Delta, New Westminster, Burnaby and Richmond.

The City of White Rock offers many investment opportunities as population and purchasing power grow in White Rock. Shops and services are in ever-increasing demand. Housing investment is also increasing to meet the need for retirement-oriented and other accommodation. Excellent opportunities exist for new tourist facilities and the City is strongly supportive of hotel, motel, restaurant and other related development. Waterfront land has been designated for this purpose and is available for sale or lease.

WHITE ROCK

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1986	14,387	1.0%
1981	13,550	1.1%
1981-1986	6.2% Change	
Estimate		
1990	15,642	1.0%
1991	16,300	1.0%
1996	18,200	1.0%
2001	19,900	1.1%
HOUSEHOLDS		
1986 Census	7,025	1.3%
1990 Estimate	8,066	1.3%
Housing Starts		
1990	218	1.2%
1989	206	0.9%
1988	323	1.8%
1987	221	1.2%
1986 Post Census	73	0.9%
PERSONAL INCOME		
1986 Average	$22,138	102.0%
1986 Total Income	$374,800,000	2.0%
1986 LABOUR FORCE	6,059	0.8%
1986 EMPLOYMENT	3,865	0.6%
1990 BUSINESS LICENCES	2,567	2.6%
1990 PROPERTY ASSESSMENT		
Residential	$740,070,854	1.2%
Major Industry	$0	0.0%
Light Industry	$0	0.0%
Business	$53,606,100	0.3%
1990 BUILDING PERMIT VALUES		
Residential	$17,334,890	1.0%
Industrial	$0	0.0%
Commercial	$1,128,240	0.2%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	26,249	0.0%
Office	99,336	0.2%
Retail	475,371	0.7%

For further information please contact:

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City of White Rock, 15322 Buena Vista Ave.
P.O. Box 188 White Rock B. C. V4B 1Y6
Telephone: (604) 531-9111 Fax: (604) 538-6049

FOR FURTHER INFORMATION

Listing of Municipalities

VILLAGE OF ANMORE
2697 Sunnyside Road, R.R. #1
Anmore, B.C., V3H 3C8
Tel: (604) 469-9877
Fax: (604) 469-0537

DISTRICT OF BURNABY
4949 Canada Way
Burnaby, B.C., V5G 1M2
Tel: (604) 294-7944
Fax: (604) 294-7710

CORPORATION OF DELTA
4450 Clarence Taylor Way
Delta, B.C., V4K 3E2
Tel: (604) 946-4141
Fax: (604) 946-3390

TOWNSHIP OF LANGLEY
4914 - 221st Street
Langley, B.C., V3A 3Z8
Tel: (604) 534-3211
Fax: (604) 534-0023

DISTRICT OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, B.C., V2X 6A9
Tel: (604) 463-5221
Fax: (604) 463-8336

CITY OF NORTH VANCOUVER
141 W. 14th Street
North Vancouver, B.C., V7M 1H9
Tel: (604) 985-7761
Fax: (604) 985-9417

DISTRICT OF PITT MEADOWS
12007 Harris Road, PO BOX 160
Pitt Meadows, B.C., V3Y 2E6
Tel: (604) 465-5454
Fax: (604) 465-5445

CITY OF PORT MOODY
2425 St. Johns Street, PO BOX 36
Port Moody, B.C., V3H 3E1
Tel: (604) 936-7211
Fax: (604) 936-9830

DISTRICT OF SURREY
14245 - 56th Avenue
Surrey, B.C., V3W 1J2
Tel: (604) 591-4011
Fax: (604) 591-4527

DISTRICT OF WEST VANCOUVER
750 - 17th Street
West Vancouver, B.C., V7V 3T3
Tel: (604) 922-1211
Fax: (604) 922-6214

VILLAGE OF BELCARRA
4084 Bedwell Bay Road
Belcarra, B.C., V3H 4P8
Tel: (604) 939-4411
Fax: (604) 939-5034

DISTRICT OF COQUITLAM
1111 Brunette Avenue
Coquitlam, B.C., V3K 1E9
Tel: (604) 526-3611
Fax: (604) 526-6014

CITY OF LANGLEY
5594 - 204th Street
Langley, B.C., V3A 1Z4
Tel: (604) 530-3131
Fax: (604) 530-4371

VILLAGE OF LIONS BAY
400 Centre Road, PO BOX 141
Lions Bay, B.C., V0N 2E0
Tel: (604) 921-9333
Emergency Tel: (604) 922-2345

CITY OF NEW WESTMINSTER
511 Royal Avenue
New Westminster, B.C., V3L 1H9
Tel: (604) 521-3711
Fax: (604) 521-3895

DISTRICT OF NORTH VANCOUVER
355 W. Queens Road, PO BOX 86218
North Vancouver, B.C., V7L 4K1
Tel: (604) 987-7131
Fax: (604) 984-9637

CITY OF PORT COQUITLAM
2580 Shaughnessy Street
Port Coquitlam, B.C., V3C 2A8
Tel: (604) 944-5411
Fax: (604) 944-5402

CITY OF RICHMOND
6911 No. 3 Road
Richmond, B.C., V6Y 2C1
Tel: (604) 276-4000
Fax: (604) 278-5139

CITY OF VANCOUVER
453 W. 12th Avenue
Vancouver, B.C., V5Y 1V4
Tel: (604) 873-7273
Fax: (604) 873-7419

CITY OF WHITE ROCK
15322 Buena Vista Ave., PO BOX 188
White Rock, B.C., V4B 5C8
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Fax: (604) 538-6049

ELECTORAL AREAS: ELECTORAL AREA 'A' (UNIVERSITY HILL), ELECTORAL AREA 'B' (IOCO, etc...) and ELECTORAL AREA 'C' (BOWEN ISLAND) --- **c/o GVRD, Development Services Department.**

Useful Sources of Economic Data

BUSINESS INFORMATION CENTRE
British Columbia Trade Development Corporation
601 West Cordova Street
Vancouver, B.C., V6B 1G1
Tel: (604) 660-3900
Toll Free: 1-800-972-2255
Fax: (604) 660-4166

CANADA MORTGAGE AND HOUSING CORPORATION
#400-2600 Granville Street
Vancouver, B.C., V6H 3V7
Tel: (604) 731-5733
Toll Free: 1-800-972-6943
Fax: (604) 732-9944

EMPLOYMENT AND IMMIGRATION CANADA
Labour Market Information Unit
3rd Floor, 757 West Hastings Street
Vancouver, B.C., V6C 1A1
Tel: (604) 681-8253

FRASER VALLEY REAL ESTATE BOARD
Box 99
Surrey, B.C., V3T 4W4
Tel: (604) 588-6555

GOVERNMENT OF BRITISH COLUMBIA
Planning and Statistics Division
Victoria, B.C., V8V 1X4
Tel: (604) 387-1502
Tel: (604) 660-4167 (Vancouver)

GREATER VANCOUVER REGIONAL DISTRICT
Development Services Department
6th Floor - 4330 Kingsway
Burnaby, B.C., V5H 4G8
Tel: (604) 432-6375
Fax: (604) 432-6296

REAL ESTATE BOARD OF GREATER VANCOUVER
1101 West Broadway
Vancouver, B.C., V6H 1G2
Tel: (604) 736-4551

STATISTICS CANADA
3rd Floor - Federal Building
757 West Hastings Street
Vancouver, B.C., V6C 3C9
Tel: (604) 666-3691 (Statistical Information)
Tel: (604) 666-4862 (Consumer Price Index Hotline)

TRANSPORT CANADA
Pacific Rim Marketing Program
404 - 200 Granville Street
Vancouver, B.C., V6C 1S4
Tel: (604) 666-8282

VANCOUVER PUBLIC LIBRARY
Business and Economics Division
750 Burrard Street - 2nd Floor
Vancouver, B.C., V6Z 1X5
Tel: (604) 665-3365
Dataline: (604) 665-5010 (On-line Access to Catalogue)

More KEY FACTS

By the way, did you know that . . ?

- the **first** GVRD board meeting was held on **July 12, 1967.**
- there are **28** GVRD directors on the Board of Directors, with a total of **78** votes. There are **3** other directors (with a total of **6** votes) from areas outside the GVRD (Maple Ridge, Pitt Meadows and Matsqui). Each community has one vote for every 20,000 population and no director may have more than 5 votes.
- there are a total of **29** regional districts in British Columbia.
- the share of British Columbia's population within the GVRD is **47.2 percent** (based on 1990 population estimates).
- the median age of Greater Vancouver's population in the region is **34.5** years. In 1976, the median age was 30.5 years. By the year 2000, it will be 37.5 years of age. The median age at death is 76.2 years. In 1976, it was 73.6 and in 10 years it will be 78 years of age.
- there are **14.5** births per 1,000 people in a calendar year in the region (1990). In 1976, there were 13.2 and in the year 2000 there are forecast to be 12.2 births per 1,000 people in a calendar year.
- the male-female ratio in the region, for 1990, is **96.2** males per 100 females. In 1976, the ratio was 97.2 males per 100 females. By the year 2000, forecasts indicate that there will be 95.8 males per 100 females.
- Greater Vancouver has only 1.6% of British Columbia's farmland but it accounts for 26% of all farm sales in the province.
- the GVRD 24-hour water consumption record was set on July 30th, 1990: **2,002,500,000** litres. On an typical day, water consumption in the region averages out to **760** litres per person. The GVRD sells water to the municipalities for about **5 cents per 1,000 litres.**
- the GVRD owns and operates **16** regional parks in the Lower Mainland. These parks cover more than **7,500** hectares, which is **19** times larger than the area of Stanley Park.
- the total number of visitors to GVRD Parks in 1989 was **3,126,462.** This figure has been on the rise: 1,801,135 visitors in 1986; 2,352,863 in 1987; and 2,727,792 in 1988.
- the length of the Skytrain track from downtown Vancouver to Surrey (Waterfront to Scott Road) **is 24.5** kilometres. Using the system, it takes approximately **32** minutes to cover this distance.
- it takes **12** minutes by Seabus from Vancouver (Waterfront) to the North Shore (Lonsdale Quay).
- the GVRD has approximately **12,300** reports and publications catalogued in its Library. In addition, the Library has listings of 30,000 archival, aerial and other photographs, catalogued in 1,700 series.
- the GVRD Housing Corporation owns and maintains **3,157** rental units **(45** projects) providing accomodation for over **10,000** tenants. Total housing assets exceed **$200 million.**
- the GVRD has invested **$500 million** in hospitals since 1967.
- Greater Vancouver produces **one million** metric tonnes of solid waste on an annual basis.

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